

# HoldenCopley

PREPARE TO BE MOVED

Abbotsford Drive, St. Anns, Nottinghamshire NG3 4PN

---

Asking Price £140,000



Abbotsford Drive, St. Anns, Nottinghamshire NG3 4PN





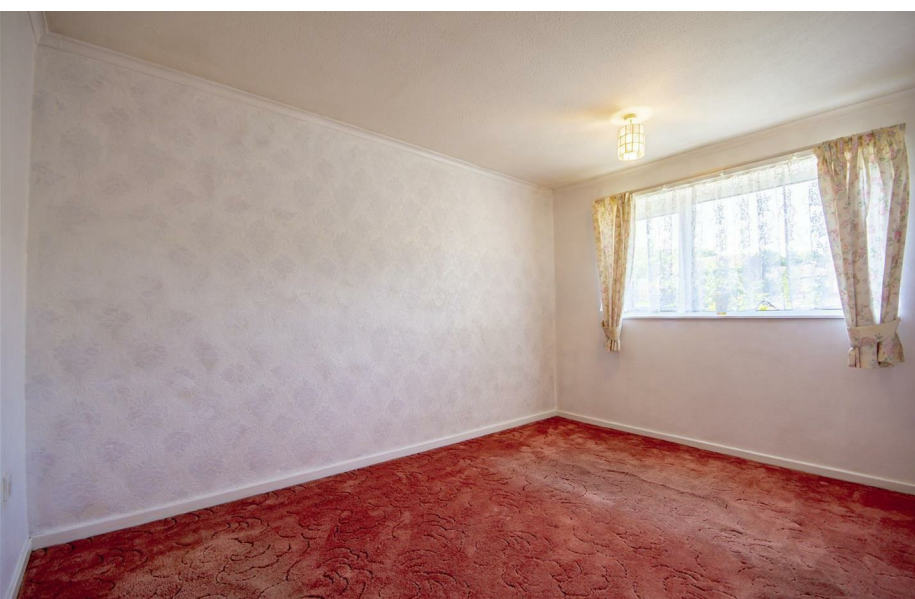
## NO UPWARD CHAIN...

This four bedroom terraced house would be a great purchase for any investors or first time buyers looking to get onto the property ladder as it is being sold with no upward chain and offers plenty of potential. Situated just a stones throw away from Nottingham City Centre, hosting a range of shops, bars, eateries and excellent transport links. To the ground floor is an entrance hall with a W/C, a spacious lounge diner and a kitchen. The first floor carries four good sized bedrooms serviced by the bathroom suite. There is also plenty of storage space throughout. Outside to the front is a gated driveway for off road parking and to the rear is a low maintenance garden.

MUST BE VIEWED







- Terraced House
- Four Bedrooms
- Spacious Lounge
- Plenty Of Storage Space
- Ground Floor W/C
- Three Piece Bathroom Suite
- Low Maintenance Garden
- Driveway
- No Upward Chain
- Close To City Centre











GROUND FLOOR

Porch

The porch has a range of windows to the front elevation, an outdoor tap and provides access into the accommodation

Entrance Hall

The entrance hall has carpeted flooring and a built in storage cupboard

W/C

This space has a low level flush WC and a wash basin

Living Room

14'9" x 19'7" (4.50 x 5.99)

The living room has a UPVC double glazed window to the front and rear elevation, carpeted flooring, coving to the ceiling, a TV point, a built in storage cupboard and a feature fireplace with a decorative mantelpiece

Kitchen

13'1" x 7'0" (4.01 x 2.15)

The kitchen has a range of base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven, an electric hob with an extractor fan, space for an under counter fridge and freezer, partially tiled walls, LED panel lights, a built in storage cupboard, a UPVC double glazed window to the rear elevation and a single door providing access to the garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a built in storage cupboard, a loft hatch and provides access to the first floor accommodation

Master Bedroom

8'8" x 12'5" (2.65 x 3.79)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and coving to the ceiling

Bedroom Two

14'5" x 7'1" (4.40 x 2.16)

The second bedroom has a UPVC double glazed window to the rear elevation, exposed wooden flooring and coving to the ceiling

Bedroom Three

10'5" x 7'1" (3.19 x 2.17)

The third bedroom has a UPVC double glazed window to the rear elevation, exposed wooden flooring and coving to the ceiling

Bedroom Four

6'0" x 7'1" (1.83 x 2.18)

The fourth bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and coving to the ceiling

Bathroom

7'0" x 6'5" (2.15 x 1.98)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with an overhead shower and a handheld shower head, partially tiled walls, tiled flooring and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a block paved driveway with gated access and a range of plants and shrubs

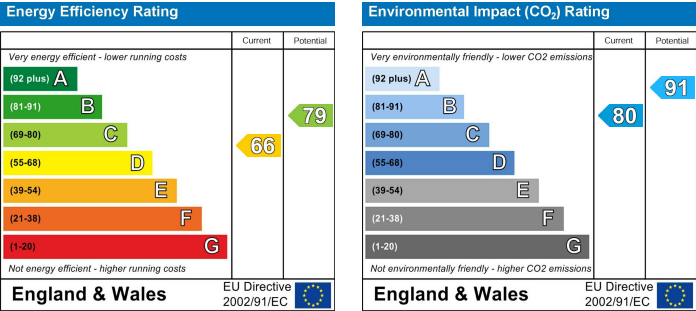
Rear

To the rear of the property is a low maintenance patio garden with a shed, raised planters, fence panelling and gated access

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.



# Abbotsford Drive, St. Anns, Nottinghamshire NG3 4PN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**sales@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.