

# HoldenCopley

PREPARE TO BE MOVED

Sturton Street, Forest Fields, Nottinghamshire NG7 6HU

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Guide Price £100,000 - £110,000

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GUIDE PRICE: £100,000 - £110,000

NO UPWARD CHAIN...

This end-terraced house would be a great purchase for an investor or any first time buyers as the property offers plenty of potential throughout whilst being sold to the market with no upward chain. This property is situated in a convenient location within close proximity to excellent transport links, various local amenities and easy access into the City Centre together with the Universities and the City Hospital. To the ground floor are two reception rooms, a kitchen and access to a cellar. The first floor offers two bedrooms serviced by a three-piece bathroom suite and upstairs on the second floor is a good sized loft room. Outside to the rear is a low maintenance garden with a brick built outhouse.

MUST BE VIEWED







- End-Terraced House
- Two Bedrooms & Loft Room
- Two Reception Rooms
- Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- No Upward Chain
- Close To Transport Links
- Must Be Viewed











GROUND FLOOR

Living Room

11'5" x 11'5" (3.5 x 3.5)

The living room has a UPVC double glazed window to the front elevation, wood effect flooring, a radiator, coving to the ceiling and a single UPVC door providing access into the accommodation

Dining Room

12'1" x 11'5" (3.7 x 3.5)

The dining room has a UPVC double glazed window to the rear elevation, wood effect flooring, a radiator and access to the cellar

Kitchen

5'10" x 8'2" (1.8 x 2.5)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, space for a cooker, space and plumbing for a washing machine, a radiator, tiled flooring, a wall mounted boiler, a UPVC double glazed window to the side elevation and a single UPVC door providing access to the rear garden

BASEMENT LEVEL

Cellar

11'5" x 11'7" (3.49 x 3.54)

FIRST FLOOR

Landing

The landing has exposed wooden flooring and provides access to the first floor accommodation

Bedroom One

10'9" x 11'5" (3.3 x 3.5)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a TV point, a radiator and an in-built cupboard

Bedroom Two

5'10" x 8'10" (1.8 x 2.7)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

Bathroom

5'2" x 8'10" (1.6 x 2.7)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted shower fixture, a radiator, tiled flooring, tiled walls and a UPVC double glazed obscure window to the rear elevation

SECOND FLOOR

Loft Room

8'6" x 11'9" (2.6 x 3.6)

The loft room has a UPVC double glazed window to the side elevation, carpeted flooring and a radiator

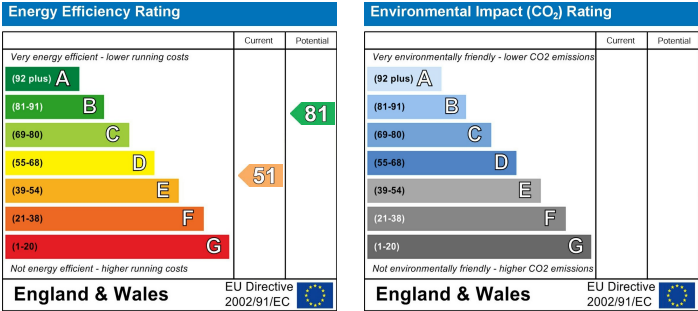
OUTSIDE

To the front of the property is on-street parking. To the rear is an enclosed low maintenance garden with block paving, a brick built outhouse, an outdoor tap and brick boundaries

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:  
**337.02 Sq Ft - 31.31 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**739.7 Sq Ft - 68.72 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**285.14 Sq Ft - 26.49 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**739.7 Sq Ft - 68.72 Sq M**

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Approx. Gross Internal Area of the 2nd floor:  
**117.54 Sq Ft - 10.92 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**739.7 Sq Ft - 68.72 Sq M**

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