

# HoldenCopley

PREPARE TO BE MOVED

Burford Road, Forest Fields, Nottinghamshire NG7 6BD

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**Guide Price £240,000 - £250,000**

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PERFECT FOR A RANGE OF BUYERS...

This semi-detached house would be a great purchase for any growing family or an investor as the property boasts spacious accommodation spanning across three floors whilst benefiting from high ceilings and large rooms. Situated in a popular location within reach of various local amenities, schools, regular bus and tram services and easy access into the City Centre, The City Hospital and Universities. To the ground floor is an entrance hall, two reception rooms, an additional reception room which is currently being used as a fifth bedroom and a kitchen along with access to a large cellar split into three rooms and proving to be versatile! The first floor carries a fantastic sized master bedroom, a further double bedroom, a modern shower room suite and an additional W/C. Upstairs on the second floor is a landing with a shower enclosure and two double bedrooms complete with a store room, which can be used as a walk in wardrobe. Outside to the rear is a low maintenance garden with an outdoor W/C.

MUST BE VIEWED





- Semi-Detached House
- Three Storey
- Three Reception Rooms
- Four Bedrooms
- Modern Kitchen
- Large Cellar - Currently Used As A Workshop
- Modern Shower Room Suite
- Plenty Of Storage Space
- Low Maintenance Garden
- New Carpets & New Boiler





## GROUND FLOOR

### Entrance Hall

The entrance hall has wood flooring, carpeted stairs, a radiator, a fitted base cupboard, coving to the ceiling and provides access into the accommodation

### Living Room

13'9" x 13'5" (4.2 x 4.1)

The living room has a UPVC double glazed bay window to the front elevation, wood flooring, coving to the ceiling, a TV point, a feature fireplace with a decorative surround, a radiator and a picture rail

### Reception Room / Bedroom Five

12'1" x 11'9" (3.7 x 3.6)

This room has a UPVC double glazed window to the rear elevation, wood flooring, a decorative mantelpiece and a radiator

### Dining Room

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

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

### Kitchen

13'1" x 10'9" (4.0 x 3.3)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with a five ring gas hob and extractor fan, an integrated dishwasher, space for a fridge freezer, space and plumbing for a washing machine, a radiator, cushioned vinyl flooring, tiled splash back, UPVC double glazed windows to the side and rear elevation and a single door to the rear garden

## BASEMENT LEVEL

### Cellar One

20'8" x 4'3" (6.3 x 1.3)

This room has lighting

### Cellar Two

14'5" x 6'10" (4.4 x 2.1)

This room has lighting and a workbench

### Cellar Three

13'1" x 6'6" (4.0 x 2.0)

This room has lighting and power points

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation

### Master Bedroom

18'0" x 16'0" (5.5 x 4.9)

The main bedroom has a UPVC double glazed window to the front elevation, a further UPVC double glazed window to the front elevation, carpeted flooring, in-built wardrobes, a decorative mantelpiece and a radiator

### Bedroom Two

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

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

### Bathroom

11'1" x 7'10" (3.4 x 2.4)

The bathroom has a dual flush W/C cistern combined with a vanity unit wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, an in-built double cupboard, floor to ceiling tiles, recessed spotlights, a loft hatch and a UPVC double glazed obscure window to the rear elevation

### W/C

This space has a low level flush WC, tiled flooring and an obscure window to the side elevation

## SECOND FLOOR

## Upper Landing

The upper landing has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, a loft hatch, a shower enclosure with a wall mounted electric shower and provides access to the second floor accommodation

### Bedroom Three

18'0" x 12'1" (5.5 x 3.7)

This bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and access into a store room / walk in wardrobe

### Store Room

7'2" x 5'2" (2.2 x 1.6)

This room has a UPVC double glazed window to the front elevation, a floating wash basin and carpeted flooring

### Bedroom Four

12'1" x 11'9" (3.7 x 3.6)

The fourth bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and in-built wardrobes

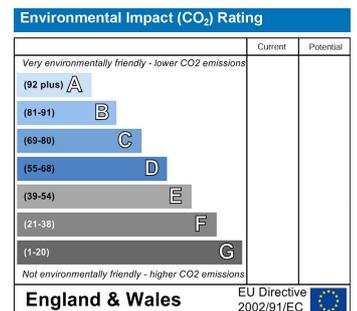
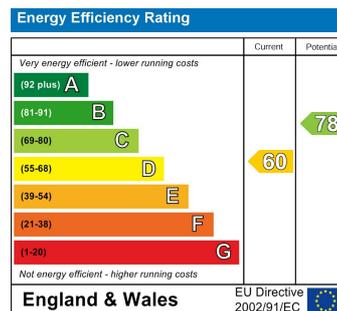
## OUTSIDE

To the front of the property is a walled garden and to the rear is a private enclosed low maintenance garden with a range of plants and shrubs, a shed, courtesy lighting, an outdoor tap and an outdoor W/C

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