

# HoldenCopley

PREPARE TO BE MOVED

Heron Drive, Lenton, Nottinghamshire NG7 2DF

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Guide Price £210,000

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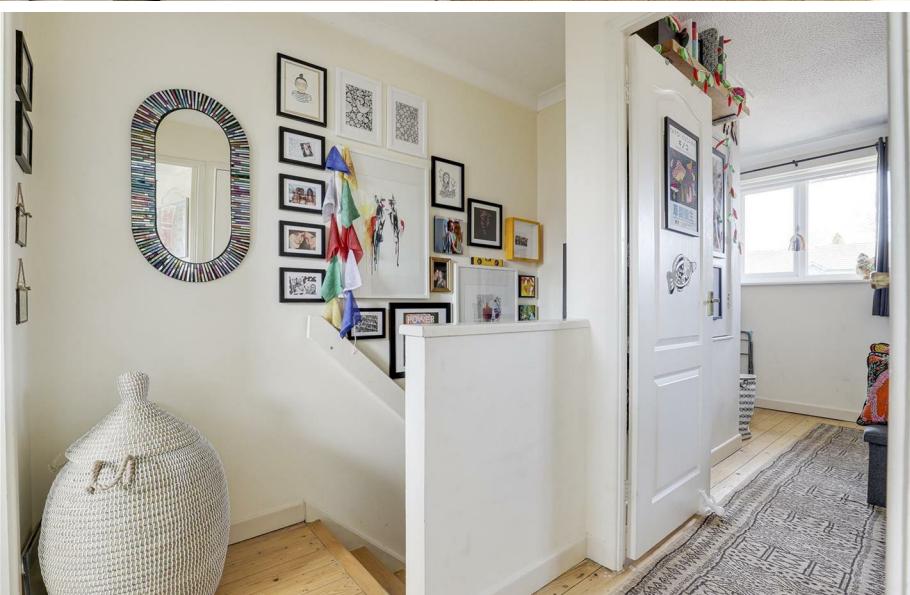
GUIDE PRICE - £210,000 - £225,000

NO CHAIN

This two-bedroom mid-terrace house is the perfect opportunity for a first-time buyer looking to step onto the property ladder. Situated in a well-connected location, the home offers easy access to local shops, excellent transport links and the scenic Wollaton Hall and Deer Park and within walking distance of the University of Nottingham and Queen's Medical Centre, making it an ideal choice for medical professionals and students alike. The ground floor welcomes you with an entrance hall, leading into a comfortable living room, complete with an electric fireplace, creating a warm and inviting atmosphere. The fitted kitchen provides ample storage and workspace. Upstairs, you will find two well-proportioned bedrooms, both featuring fitted mirrored wardrobes. The three-piece bathroom suite is designed for convenience, and there is easy access to the boarded loft via a drop-down ladder, offering additional storage space. Externally, the property benefits from a shared driveway to the front, ensuring convenient parking. To the rear, a private west-facing garden provides an outdoor retreat, with a patio area and a lawn. With its fantastic location and well-maintained interior, this home is an excellent investment for those looking to take their first step into homeownership.

MUST BE VIEWED





- Mid-Terrace House
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Road Parking
- Private West-Facing Rear Garden
- Close To Local Amenities
- Well-Connected Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, wooden stairs, coving and a single composite door providing access into the accommodation.

### Living Room

13'4" x 10'0" (4.08m x 3.05m)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator, a built-in cupboard, an electric fireplace and coving.

### Kitchen

13'4" x 9'1" (4.08m x 2.79m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a hob with an extractor hood, a sink with a drainer, space and plumbing for a washing machine and dishwasher, space for an under the counter fridge and freezer, laminate flooring, a radiator, partially tiled walls, a wall-mounted boiler, coving, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

The landing has wooden flooring, access into the boarded loft via a drop-down ladder, a built-in cupboard, coving and provides access to the first floor accommodation.

### Master Bedroom

13'6" x 9'7" (4.12m x 2.94m)

The main bedroom has UPVC double-glazed windows to the front elevation, wooden flooring, a radiator, a built-in cupboard, a built-in mirrored wardrobe and coving.

### Bedroom Two

9'0" x 6'11" (2.76m x 2.12m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wooden flooring, a radiator, a built-in mirrored wardrobe and coving.

### Bathroom

6'2" x 5'5" (1.88m x 1.67m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, partially tiled walls, a chrome heated towel rail, coving, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front is a driveway.

### Rear

The rear is a private west-facing garden with a patio, a lawn and various plants.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available

download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

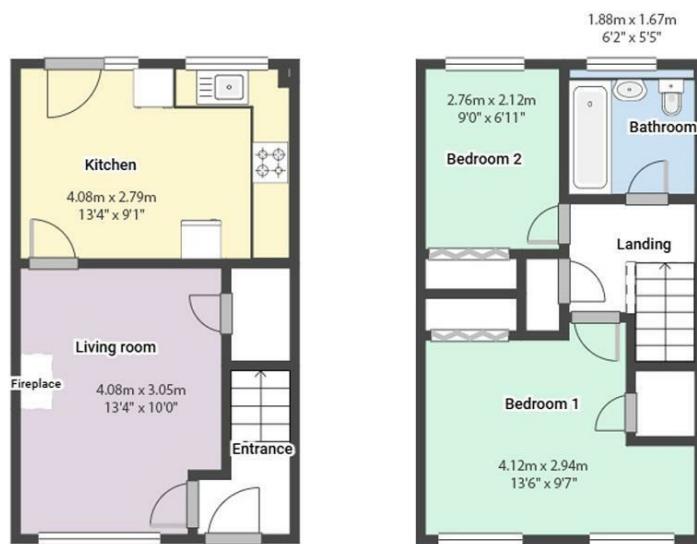
Property Tenure is Freehold

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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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

| Energy Efficiency Rating  |                         | Environmental Impact (CO <sub>2</sub> ) Rating  |   |
|---|-------------------------|---|---|
|   |                         | Current   | Potential   |
| Very energy efficient - lower running costs                     |                         |   |   |
| (92 plus)   | A                       |   |   |
| (81-91)   | B                       |   |   |
| (69-80)   | C                       |   |   |
| (55-68)   | D                       |   |   |
| (39-54)   | E                       |   |   |
| (21-38)   | F                       |   |   |
| (1-20)  | G                       |   |   |
| Not energy efficient - higher running costs                     |                         |   |   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |   |   |
| (92 plus)   | A                       |   |   |
| (81-91)   | B                       |   |   |
| (69-80)   | C                       |   |   |
| (55-68)   | D                       |   |   |
| (39-54)   | E                       |   |   |
| (21-38)   | F                       |   |   |
| (1-20)  | G                       |   |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |   |
| England & Wales   | EU Directive 2002/91/EC |  |  |



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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