

# HoldenCopley

PREPARE TO BE MOVED

Albert Road, Alexandra Park, Nottinghamshire NG3 4JD

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£350,000

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## MODERN LIVING AT ITS FINEST....

This stunning terraced house is located in a quiet close in the highly regarded Alexandra Park. This property is within close proximity to Nottingham city centre.

The property is presented to a high standard throughout and it looks just as good as the day it was built.

There is a great sized open plan lounge/diner and kitchen with contemporary units and a WC to the ground floor.

The first floor carries three double bedrooms, with the master benefiting from an en-suite, and a modern bathroom suite.

Outside there is a low maintenance garden, perfect for summer BBQ's, and a driveway to the front of the property.

\*360 VIRTUAL TOUR AVAILABLE\*

MUST BE VIEWED







- Terraced House
- Three Bedrooms
- Modern Kitchen
- Open Plan Lounge Diner
- Downstairs WC
- Bathroom & En-Suite To Master
- Driveway
- Well Maintained Garden
- Sought After Location
- 360° Virtual Tour Available











GROUND FLOOR

Lounge/Diner

23'3" x 19'8" (7.1 x 6.0)

The lounge has three radiators, a TV point, double glazed windows and space for a dining table

Kitchen

12'5" x 12'1" (3.8 x 3.7)

The kitchen has a range of base and wall units, a sink with mixer taps, an integrated oven with induction hob and extractor fan, space for a fridge freezer, double glazed door leading out to the rear, exposed beams and LED spotlights on the ceiling

WC

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

FIRST FLOOR

Landing

The upper landing has a storage cupboard, LED spotlights on the ceiling and provides access to the first floor accommodation

Master Bedroom

13'5" x 12'1" (4.1 x 3.7)

The main bedroom has a radiator, a double glazed window, a TV point and access to an en-suite

En-Suite

7'6" x 3'11" (2.3 x 1.2)

The en-suite has a low level flush WC, a hand wash basin, a walk in shower, a heated towel rail, extractor fan, part tiled walls and LED spotlights on the ceiling

Bedroom Two

10'5" x 10'5" (3.2 x 3.2)

The second bedroom has a double glazed window and a radiator

Bedroom Three

10'9" x 8'6" (3.3 x 2.6)

The third bedroom has two double glazed windows, a TV point and a radiator

Bathroom

8'6" x 5'2" (2.6 x 1.6)

The bathroom has a low level flush WC, a hand wash basin, a bath with an overhead shower and shower screen, a heated towel rail, part tiled walls, LED spotlights on the ceiling, an extractor fan and a double glazed window

OUTSIDE

Front

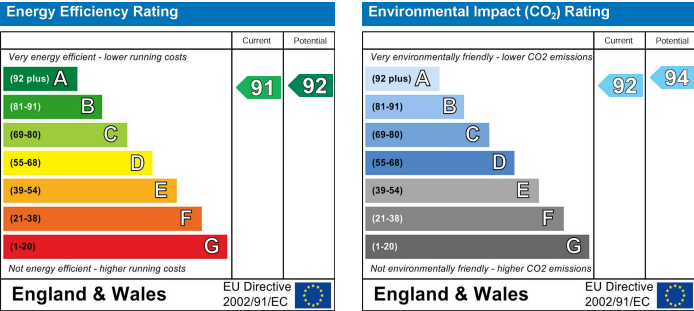
To the front of the property is a block paved driveway

Rear

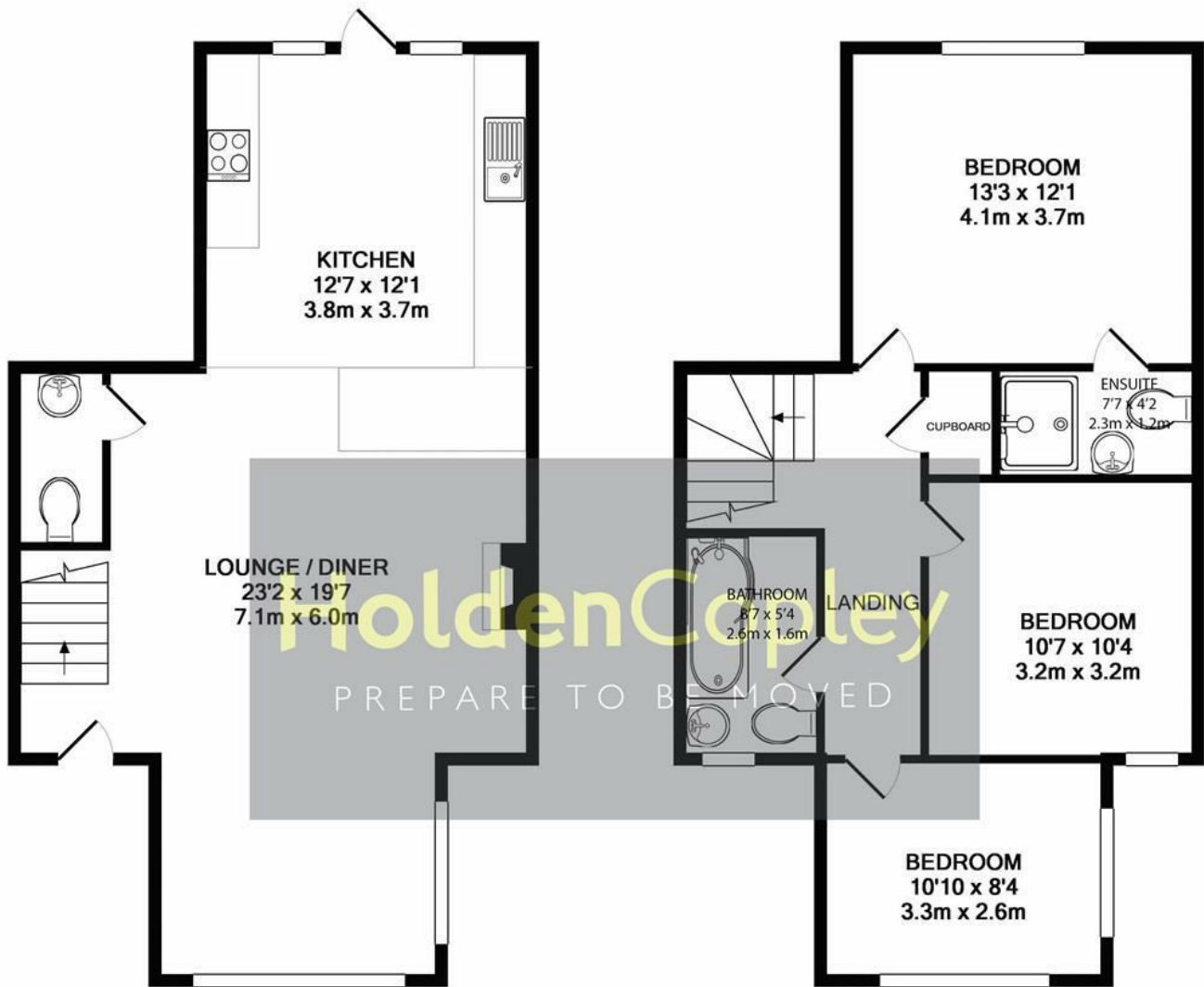
To the rear of the property is a private enclosed garden with a patio area and a lawn

DISCLAIMER

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GROUND FLOOR  
APPROX. FLOOR  
AREA 532 SQ.FT.  
(49.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 541 SQ.FT.  
(50.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1073 SQ.FT. (99.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**0115 8969 800**

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

**sales@holdencopley.co.uk**

**www.holdencopley.co.uk**

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