

HoldenCopley

PREPARE TO BE MOVED

Premier Road, Forest Fields, Nottinghamshire NG7 6NW

£345,000

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BURSTING WITH CHARACTER...

This period semi-detached house offers an abundance of space spanning across four floors and would be a great purchase for any growing family or an investor alike. This property benefits from having a range of Victorian features running throughout including original fireplaces, dado rails, coving to the ceiling and much more! Situated in a prime location within walking distance to a range of excellent facilities and amenities, regular transport links, schools and easy access into the City Centre together with the Universities and QMC. To the ground floor is an entrance hall, two reception rooms, a fitted kitchen with a utility area, a wet room and access to a large cellar split into three rooms. The first floor offers two large double bedrooms serviced by a bathroom and a separate W/C and upstairs on the second floor are a further two bedrooms and a small loft room. Outside is permit parking to the front and to the rear is a good sized garden benefiting from plenty of sun exposure throughout the day!

MUST BE VIEWED





- Semi-Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Two Bathrooms
- Large Cellar Split Into Three Rooms
- Original Features Throughout
- Permit Parking
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Front Porch

The front porch has double doors providing access into the accommodation

Entrance Hall

The hall has laminate flooring, a dado rail, a decorative ceiling arch and carpeted stairs

Living Room

12*9" x 15*8" (3.9 x 4.8)

The living room has a UPVC double glazed bay window to the front elevation, laminate flooring, a dado rail, a radiator and a feature fireplace with a decorative surround

Kitchen

10*5" x 13*9" (3.2 x 4.2)

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, a freestanding range cooker with a gas hob, extractor fan and stainless steel splashback, space for a fridge freezer, tiled flooring, a radiator, access to to the cellar, a UPVC double glazed window to the side elevation and open plan to a utility area

Utility Area

5*6" x 5*10" (1.7 x 1.8)

The utility area has tiled flooring, space and plumbing for a washing machine and access to the rear garden

Wet Room

8*2" x 5*6" (2.5 x 1.7)

This space has a low level flush W/C, a wash basin, a wall mounted electric shower fixture, vinyl flooring, a radiator, partially tiled walls, an extractor fan and two UPVC double glazed obscure windows to the side and rear elevation

Family Room

11*5" x 14*9" (3.5 x 4.5)

The family room has laminate flooring, a dado rail, a radiator, a TV point, a feature fireplace with a decorative surround and double doors opening out to the rear garden

BASEMENT LEVEL

Cellar One

17*4" x 4*11" (5.3 x 1.5)

Cellar Two

14*9" x 13*5" (4.5 x 4.1)

Cellar Three

14*5" x 17*4" (4.4 x 5.3)

FIRST FLOOR

Landing

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

Cupboard

This space has a UPVC double glazed window to the side elevation, carpeted flooring and a radiator

Bedroom One

16*0" x 17*0" (4.9 x 5.2)

The main bedroom has a UPVC double glazed bay window to the front elevation, a further UPVC double glazed window to the front elevation, laminate flooring, a radiator and an on original open fireplace

Bedroom Two

11*5" x 14*5" (3.5 x 4.4)

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

Bathroom

10*5" x 6*6" (3.2 x 2.0)

The bathroom has a vanity unit wash basin, a corner fitted bath, vinyl flooring, fully tiled walls, a radiator, an in-built cupboard, an extractor fan and a UPVC double glazed obscure window to the side elevation

W/C

5*6" x 2*11" (1.7 x 0.9)

This space has a low level dual flush W/C, a radiator, vinyl flooring, fully tiled walls and an obscure window to the side elevation

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, a dado rail and provides access to the second floor accommodation

Bedroom Three

17*8" x 11*1" (5.4 x 3.4)

The third bedroom has a UPVC double glazed window to the side elevation, laminate flooring, an in-built cupboard and a radiator

Bedroom Four

9*6" x 9*10" (2.9 x 3.0)

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

Loft Room

11*1" x 6*10" (3.4 x 2.1)

This room has wooden flooring, a radiator and a skylight window

OUTSIDE

To the front of the property is permit parking. To the rear of the property is an enclosed garden with a patio area, a lawn, courtesy lighting, a range of plants and shrubs and brick boundaries

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

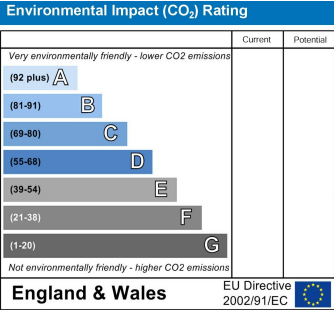
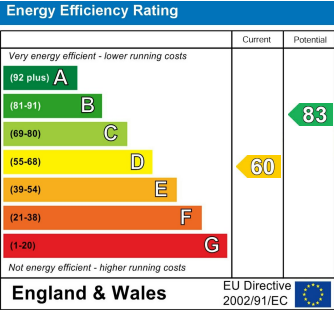
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

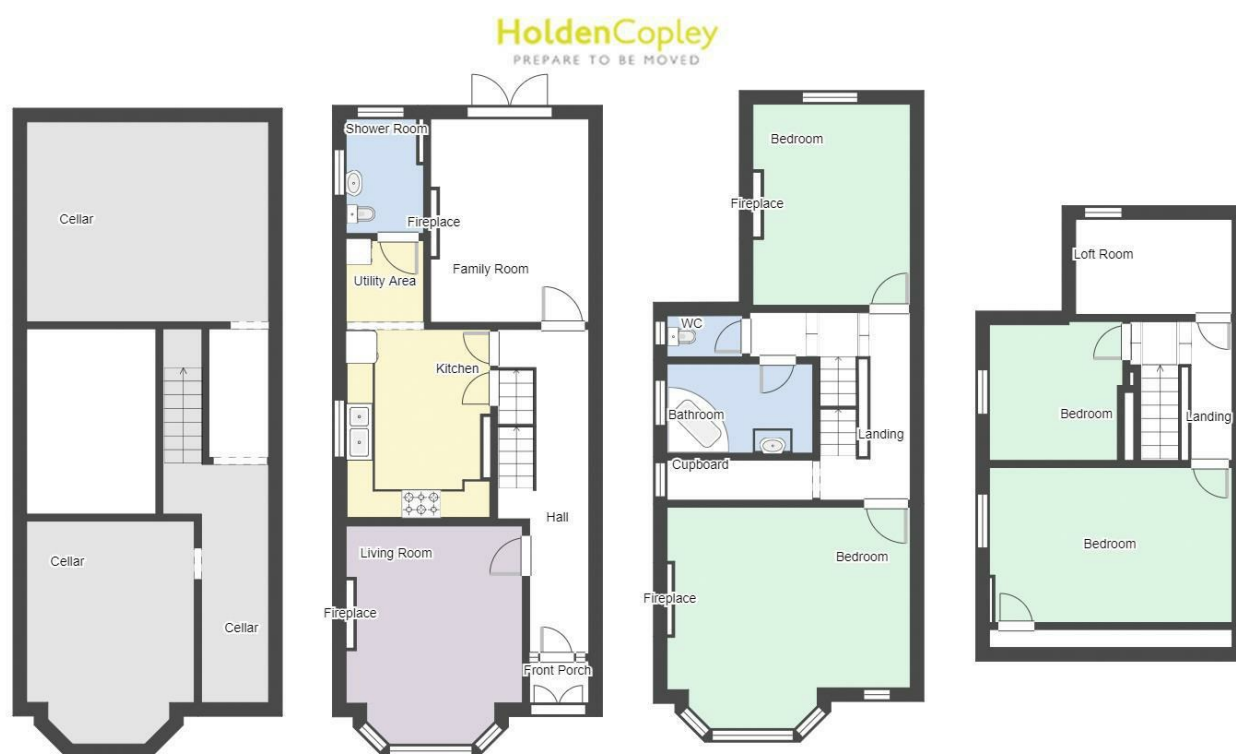
The vendor has advised the following:
Property Tenure is Freehold

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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.

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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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