

HoldenCopley

PREPARE TO BE MOVED

Foxhall Road, Forest Fields, Nottinghamshire NG7 6LJ

Asking Price £150,000

NO UPWARD CHAIN...

This three bedroom terraced house would be the ideal purchase for any first time buyer or investor alike as it boasts spacious accommodation spanning across three floors whilst offering plenty of space throughout. With four double sized lettable rooms the property is currently used as a successful Airbnb. Situated in a convenient location just a stone's throw away from regular bus and tram services, supermarkets, various local amenities including Forest Recreation Ground and easy access into Nottingham City Centre. To the ground floor is an entrance hall, two good sized reception rooms, a modern fitted kitchen with access to a cellar. To the first floor are two double bedrooms serviced by a three piece bathroom suite with the additional bedroom to the second floor. Outside to the front of the property is access to on street parking and to the rear is a low maintenance garden.

MUST BE VIEWED



- Mid-Terrace House
- Three Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Cellar
- Well Presented Throughout
- Low Maintenance Garden
- No Upward Chain
- Must Be Viewed

GROUND FLOOR

Entrance Hall

15'8" x 2'11" (4.8 x 0.9)
The entrance hall has carpeted flooring, a wall mounted radiator and provides access into the accommodation

Living Room

12'1" x 16'4" (3.7 x 5.0)
The living room has wood flooring, a wall mounted radiator, cornice to the ceiling, a recessed chimney breast alcove with a tiled hearth, a TV point and a UPVC double glazed bay window to the front elevation

Dining Room

12'1" x 12'9" (3.7 x 3.9)
The dining room has wood flooring, a wall mounted radiator, a built-in cupboard, a recessed chimney breast alcove with a slate hearth and a UPVC double glazed window to the rear elevation

Kitchen

8'10" x 9'10" (2.7 x 3.0)
The kitchen has a wall mounted radiator, a range of fitted wall and base units with square edge worktops, a stainless steel sink with mixer taps and a drainer, an integrated oven with a gas hob and extractor hood, a wall mounted boiler, space and plumbing for a washing machine, space for a fridge freezer, access to the cellar, a UPVC double glazed window and single door to the rear elevation

FIRST FLOOR

Landing

3'11" x 15'8" (1.2 x 4.8)
The first floor landing has carpeted flooring and provides access to the first floor accommodation

Bedroom Two

14'1" x 11'9" (4.3 x 3.6)
The second bedroom has wood effect flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the front elevation

Bathroom

5'2" x 9'2" (1.6 x 2.8)
The bathroom has tiled flooring, a wall mounted radiator, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted electric shower, partially tiled walls, an extractor fan and a UPVC double glazed obscure window to the rear elevation

Bedroom Three

12'9" x 10'2" (3.9 x 3.1)
The third bedroom has wood effect flooring, a wall mounted radiator, two built-in cupboards and a UPVC double glazed window to the rear elevation

SECOND FLOOR

Master Bedroom

19'8" x 14'1" (6.0 x 4.3)
The main bedroom has carpeted flooring, a wall mounted radiator, eaves storage, two built-in cupboards and a Velux window

OUTSIDE

Front

To the front of the property is access to on street parking

Rear

To the rear of the property is a low maintenance garden with a patio area, an outbuilding and a range of plants and shrubs

DISCLAIMER

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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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Approx. Gross Internal Area of the Ground floor:
479.32 Sq Ft - 44.53 Sq M
Approx. Gross Internal Area of the Entire Property:
1206.85 Sq Ft - 112.12 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:
476.41 Sq Ft - 44.26 Sq M
Approx. Gross Internal Area of the Entire Property:
1206.85 Sq Ft - 112.12 Sq M

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Approx. Gross Internal Area of the 2nd floor:
251.12 Sq Ft - 23.33 Sq M
Approx. Gross Internal Area of the Entire Property:
1206.85 Sq Ft - 112.12 Sq M

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