

HoldenCopley

PREPARE TO BE MOVED

Harcourt Terrace, Nottingham, Nottinghamshire NG3 IGW

Guide Price £190,000 - £200,000

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STUNNING RE-FURBISHED FAMILY HOME...

This three bedroom three storey period town house has been refurbished to a high standard throughout including a modern kitchen and stylish bathroom suite. The property is situated just a short distance away from The City Centre and all of the amenities it has to offer. This is a highly popular and sort after location and the house is being sold with no upward chain making it ideal for a range of buyers. To the ground floor of the property there is a spacious lounge which leads on to a high spec breakfast kitchen and a utility room. To the first floor there are two good sized bedrooms along with a modern family bathroom suite with the second floor hosting a spacious double bedroom. Outside there are low maintenance front and rear gardens.

NO UPWARD CHAIN.





- Period Town House
- Three Storey
- Three Bedrooms
- Breakfast Kitchen
- Utility Room
- Modern Bathroom
- Low Maintenance Gardens
- Re-furbished Throughout
- Close To The City
- No Upward Chain





GROUND FLOOR

Living Room

11'8" x 10'8" (3.57 x 3.27)

The living room has carpeted flooring, two in-built cupboards, a wall mounted TV point, recessed spotlights, a radiator, a UPVC double glazed window to the front elevation and a UPVC door to provide access into the property

Kitchen

11'8" x 11'2" (3.56 x 3.42)

The kitchen has laminate flooring, a range of fitted base and wall units with fitted countertops, a sink with a drainer and stainless steel mixer taps, an integrated double oven, an integrated electric hob with extractor, an integrated fridge freezer, recessed spotlights, a radiator and a UPVC double glazed window to the rear elevation

Utility Room

6'0" x 5'8" (1.85 x 1.73)

The utility room has laminate flooring, a fitted wall unit and countertop, a radiator, a UPVC double glazed window to the rear elevation and a composite door to access the rear garden

FIRST FLOOR

Landing

14'6" x 2'7" (max) (4.43 x 0.80 (max))

The landing has carpeted flooring, recessed spotlights and provides access to the first floor accommodation

Bedroom Two

11'8" x 10'8" (3.58 x 3.27)

The second bedroom has carpeted flooring, a wall mounted TV point, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

11'6" x 8'9" (3.52 x 2.68)

This space has carpeted flooring, an in-built cupboard, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

5'8" x 5'8" (1.74 x 1.73)

The bathroom has laminate flooring, a low level flush WC, a vanity wash basin with mixer taps, a P shaped bath with a wall mounted shower fixture and glass shower screen, a heated towel rail, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

SECOND FLOOR

Master Bedroom

22'9" x 11'8"(max) (6.94 x 3.56(max))

The master bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a low maintenance garden

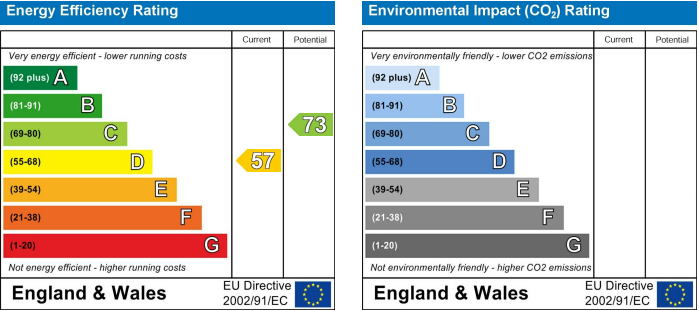
Rear

To the rear of the property is a private low maintenance garden with a paved patio area, courtesy lighting and panelled fencing

DISCLAIMER

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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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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