

# HoldenCopley

PREPARE TO BE MOVED

Forsythia Gardens, Lenton, Nottinghamshire NG7 2LW

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Guide Price £225,000



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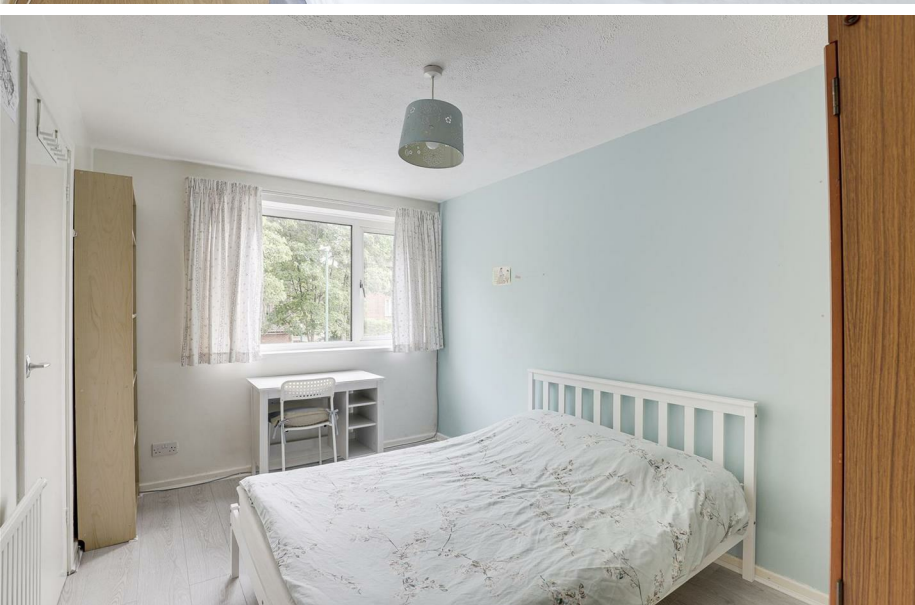
GUIDE PRICE £225,000 - £250,000

NO UPWARD CHAIN...

This three-bedroom end-terraced house, offered with no upward chain, is ideally located close to a variety of local amenities, including shops, schools, eateries, the Queens Medical Centre, and excellent commuting links. On the ground floor, the welcoming entrance hall leads to a spacious reception room, perfect for relaxation and entertaining. The modern fitted kitchen caters to all your culinary needs, and the ground floor also features a convenient W/C. Upstairs, you'll find two double bedrooms, a single bedroom, and a three-piece bathroom suite. Outside, the front of the property includes a driveway providing off-road parking, access to the garage, and a garden area with a lawn, plants, and shrubs. The rear garden is equally inviting, with a lawn, a patio seating area, and a variety of plants and shrubs, offering a great outdoor space to enjoy.

MUST BE VIEWED!





- End-Terraced House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has laminate wood-effect flooring, a radiator, an in-built storage cupboard, window to the side elevation and a single door providing access into the accommodation.

Living Room

20\*2" x 14\*11" (6.15m x 4.57m)

The living room has laminate wood-effect flooring, two radiators and two UPVC double-glazed windows to the front and side elevations.

Kitchen

11\*10" x 9\*10" (3.63m x 3.02m)

The kitchen has a range of fitted base units with rolled-edge worktops, an integrated oven, gas hob & extractor fan, a freestanding American fridge freezer & washing machine, a microwave, partially tiled walls, an in-built storage cupboard, vinyl flooring and a UPVC double-glazed window to the rear elevation.

Porch

The porch has vinyl flooring and a single door providing access to the rear garden.

W/C

This space has a low level flush W/C, a pedestal wash basin and vinyl flooring.

FIRST FLOOR

Landing

The landing has laminate wood-effect flooring, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Master Bedroom

11\*10" x 11\*0" (3.61m x 3.37m)

The main bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Two

13\*8" x 8\*8" (4.17m x 2.66m)

The second bedroom has laminate wood-effect flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Three

8\*11" x 8\*10" (2.72m x 2.70m)

The third bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

7\*1" x 5\*5" (2.16m x 1.67m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a radiator, partially tiled walls, laminate wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, a lawn, and plants and shrubs.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a gravel area, a shed, plants and shrubs, gated access to the rear, fence panelling and brick-wall boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – The government website has stated this is a medium risk flood area.

- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

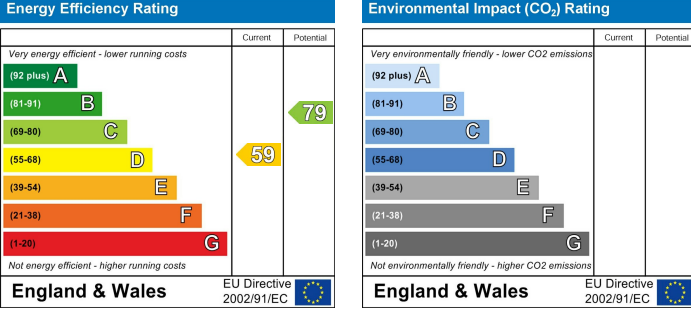
Council Tax Band Rating - Nottingham City Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.





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**