

HoldenCopley

PREPARE TO BE MOVED

Forsythia Gardens, Lenton, Nottinghamshire NG7 2LW

Guide Price £225,000

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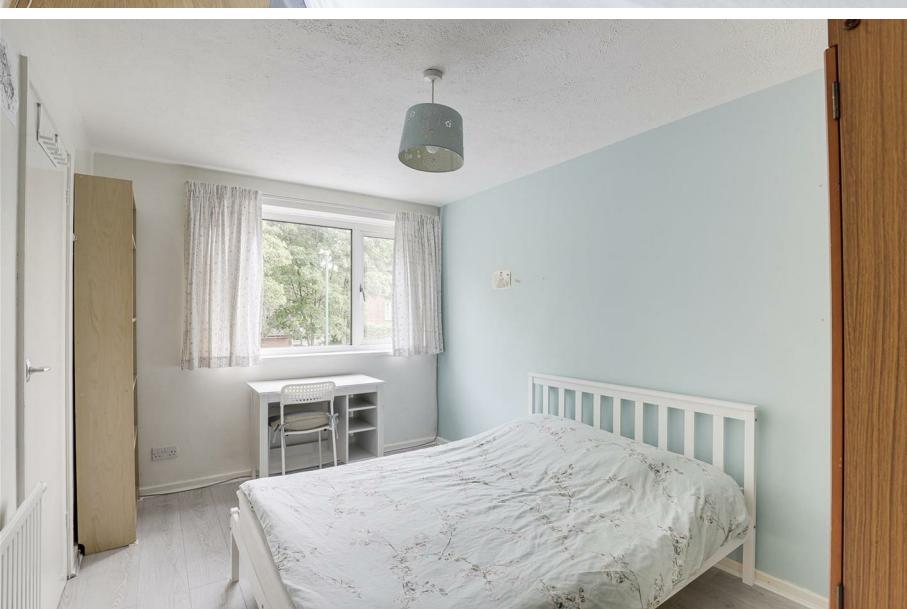
GUIDE PRICE £225,000 - £250,000

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.

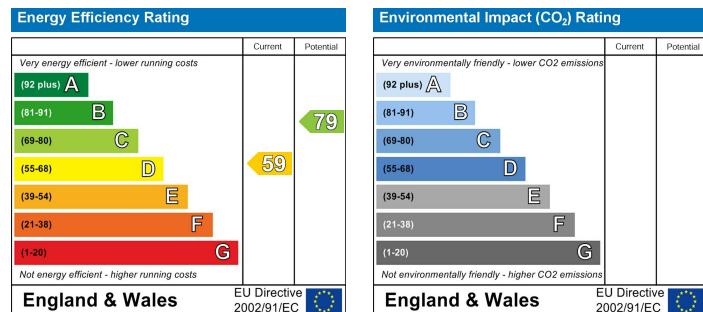
The vendor has advised the following:

Property Tenure is Freehold

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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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