

# HoldenCopley

PREPARE TO BE MOVED

Cottesmore Road, Lenton, Nottinghamshire NG7 1QE

---

Guide Price £230,000 - £240,000

Cottesmore Road, Lenton, Nottinghamshire NG7 1QE



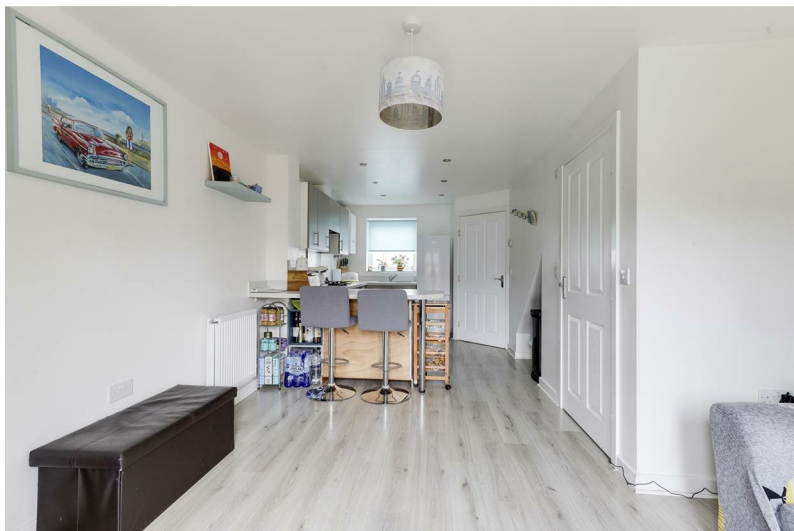


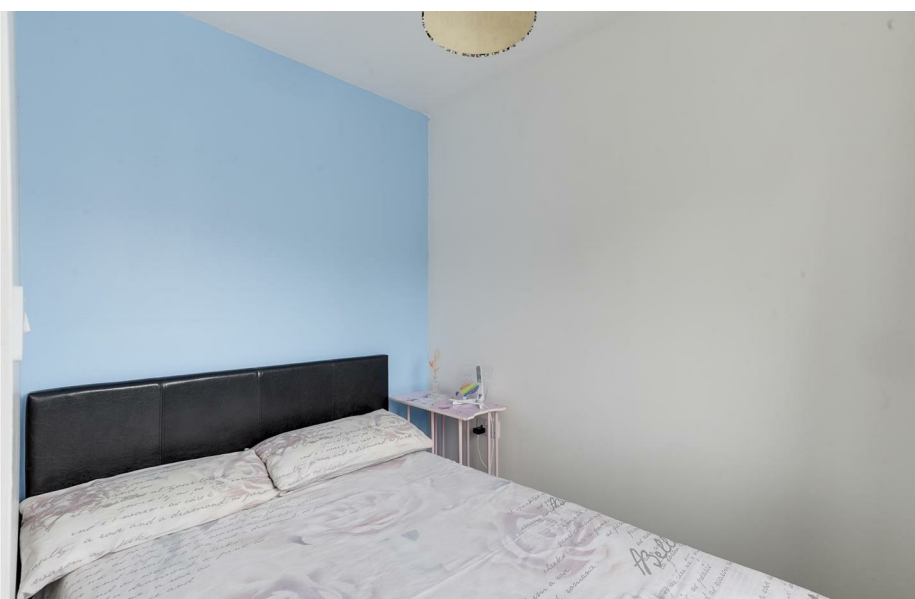
GUIDE PRICE £230,000 - £240,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this three bedroom mid-terrace house is the perfect move-in-ready modern home for a variety of buyers including growing families, first time buyers, and investors alike. Situated in a popular location, with easy access to local amenities such as shops, parks, eateries, Queens Medical Centre, Nottingham City Centre, and has excellent transport links. Internally, the first floor of this property offers an open plan kitchen-lounge-diner with a modern fitted kitchen area, a breakfast bar, and double French doors leading out to the rear, along with a convenient ground floor W/C. The first floor is home to two bedrooms serviced by a three piece family bathroom suite. The second floor has a large private master bedroom with Velux windows providing plenty of natural light. Externally, the front of the property offers a driveway for off-street parking, meanwhile the rear has a low-maintenance garden with an artificial lawn and paved pathway.

MUST BE VIEWED





- Mid Terrace House
- Three Bedrooms
- Three Stories
- Open Plan Ground Floor
- Modern Fitted Kitchen With Breakfast Bar
- Ground Floor W/C & Family Bathroom
- Low-Maintenance Garden
- Off-Street Parking
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5'1" x 5'1" (1.57 x 1.55)

The entrance hall has wood-effect flooring, wooden stairs with a carpeted runner, a radiator, and a single composite door providing access into the accommodation.

Kitchen-Lounge-Diner

22'0" x 12'1" (6.71 x 3.70)

The kitchen-lounge-diner has range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven with a gas hob and a stainless steel splashback with a concealed exhaust fan, a wall-mounted combi boiler, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, two radiators, a TV-point, recessed spotlights, a UPVC double-glazed window to the front elevation, and double French doors leading out to the rear garden.

W/C

4'11" x 2'9" (1.50 x 0.85)

This space has a low level dual flush W/C, a pedestal wash basin with a mixer tap and tiled splashback, a radiator, vinyl flooring, and an extractor fan.

FIRST FLOOR

Landing

10'8" x 3'3" (3.26 x 1.01)

The landing has wood-effect flooring, carpeted stairs, and provides access to the first floor accommodation.

Bedroom Two

12'1" x 7'9" (3.69 x 2.37)

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

Bedroom Three

12'2" x 7'7" (3.71 x 2.32)

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

Bathroom

6'0" x 5'6" (1.83 x 1.69)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, tiled flooring, partially tiled walls, a heated towel rail, and an extractor fan.

SECOND FLOOR

Upper Landing

3'6" x 2'11" (1.07 x 0.89)

The upper landing has wood-effect flooring, an in-built storage cupboard, and access to the second floor accommodation.

Master Bedroom

19'6" x 8'11" (5.95 x 2.73)

The main bedroom has wood-effect flooring, a radiator, and two Velux windows.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking.

Rear

To the rear of the property is a low maintenance garden with an artificial lawn, a paved pathway, a planted border, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 900 Mbps (Highest available download speed)

110 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

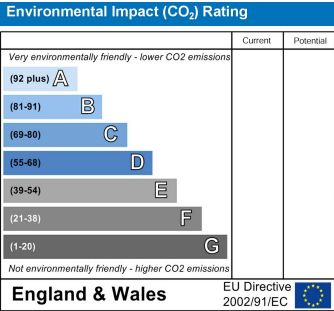
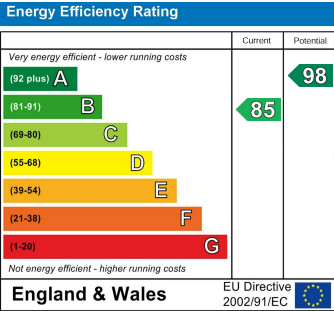
The vendor has advised the following:

Property Tenure is Freehold.

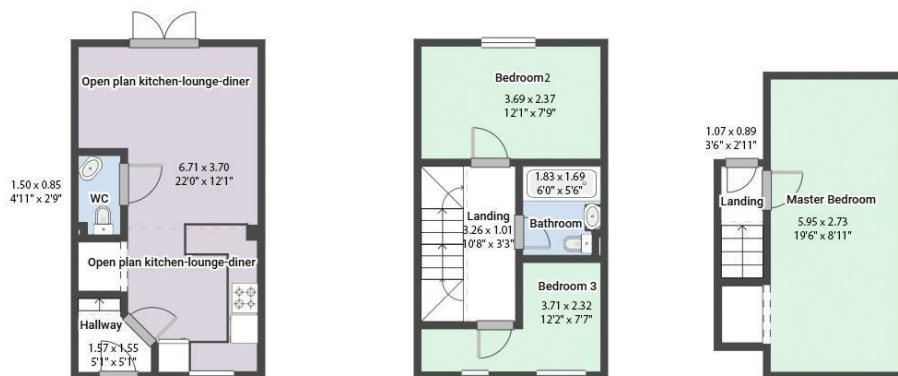
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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 licence 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.



# Cottesmore Road, Lenton, Nottinghamshire NG7 IQE



## 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.  
© HoldenCopley

## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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.