

# HoldenCopley

PREPARE TO BE MOVED

Co-Operative Avenue, Nottingham, NG15 7AJ

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Guide Price £190,000 - £200,000

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WELL-PRESENTED THROUGHOUT...

This beautifully presented three-bedroom, three-storey mid-terraced house combines modern living with comfortable, practical spaces, making it an ideal choice for a variety of buyers. Located in a popular residential area, the property benefits from close proximity to local amenities, shops, schools, and excellent transport links, including easy access to the M1, ensuring convenience for commuting and day-to-day living. The interior is spacious and thoughtfully arranged, ready for you to move in. The ground floor features a bright bay-fronted living room, while the separate dining room flows seamlessly into a fitted kitchen, which offers direct access to the rear garden—perfect for entertaining or enjoying outdoor space. On the first floor, there are two well-proportioned double bedrooms and a modern four-piece bathroom suite. The second floor provides a flexible space that could serve as a further double bedroom or home office, depending on your needs. Externally, the property features a courtyard to the front, providing a welcoming entrance, and an enclosed rear garden that includes a patio area, a lawn, and secure boundaries with fence panels and brick walls, offering both privacy and a pleasant outdoor retreat.

MUST BE VIEWED





- Mid Terraced House
- Three Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

12'3" x 5'10" (3.75 x 1.79)

The entrance hall has carpeted flooring, and a UPVC door providing access into the accommodation.

### Living Room

14'4" x 12'8" (4.39 x 3.88)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, and carpeted flooring.

### Dining Room

12'7" x 12'4" (3.86 x 3.76)

The dining room has a UPVC double glazed window to the rear elevation, two radiators, access to the cellar, and carpeted flooring.

### Kitchen

11'10" x 7'1" (3.63 x 2.18)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, two UPVC double glazed windows to the rear and side elevation, and a UPVC door opening to the rear garden.

## BASEMENT

### Cellar

14'4" x 12'8" (4.39 x 3.88)

The cellar has ample storage

## FIRST FLOOR

### Landing

The landing has carpeted stairs, and access to the first floor accommodation.

### Master bedroom

16'0" x 11'8" (4.90 x 3.57)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

### Bedroom Three

12'5" x 12'4" (3.79 x 3.78)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

### Bathroom

11'9" x 7'1" (3.59 x 2.17)

The bathroom has a UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture, a radiator, floor-to-ceiling tiling, and vinyl flooring.

## SECOND FLOOR

### Upper Landing

12'9" x 2'5" (3.89 x 0.76)

The upper landing has carpeted flooring, and access to the second floor accommodation.

### Bedroom Two

14'2" x 12'9" (4.32 x 3.89)

The second bedroom has a Velux window, a radiator, a TV point, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is a courtyard, with access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, and a fence panelled and brick wall boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

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.

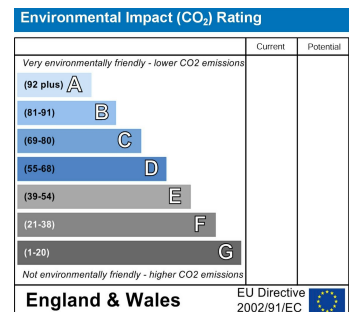
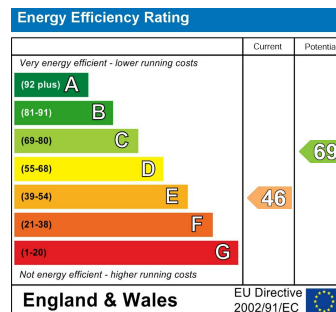
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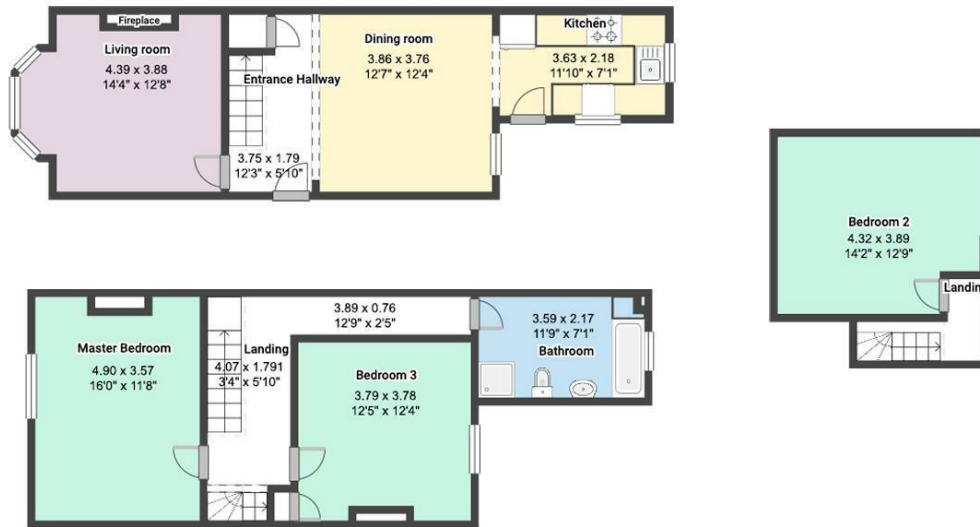
Property Tenure is Freehold

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**This floorplan is for illustrative purposes only.**

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