

HoldenCopley

PREPARE TO BE MOVED

Lyndhurst Road, Nottingham, Nottinghamshire NG2 4FW

Guide Price £160,000 - £180,000

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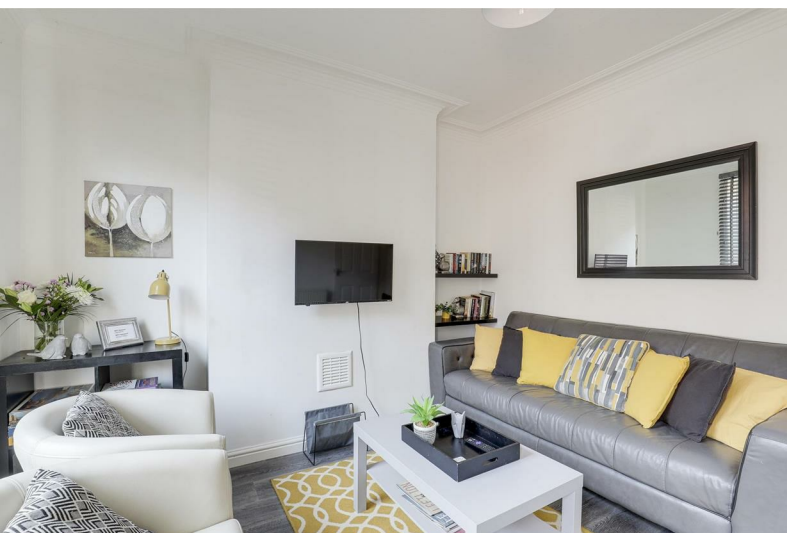


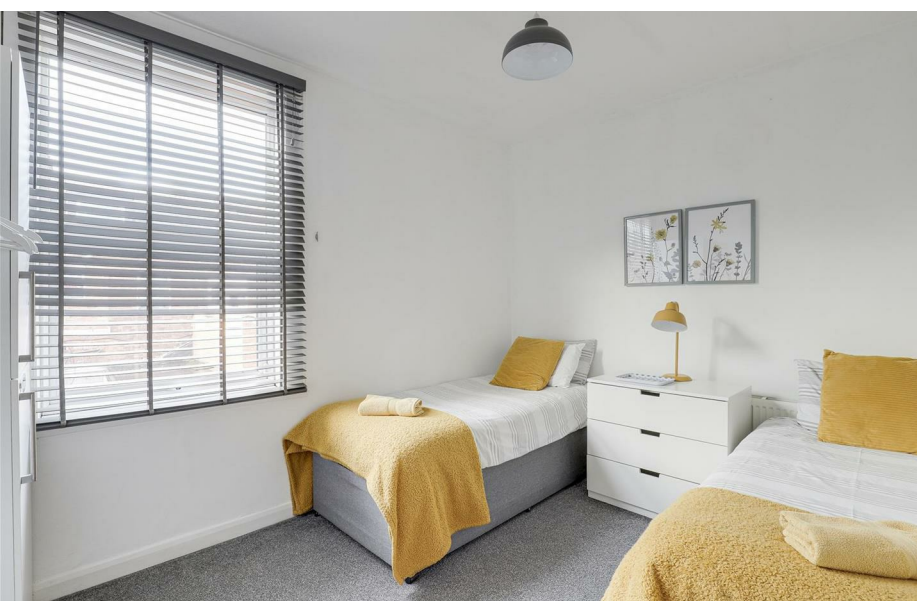
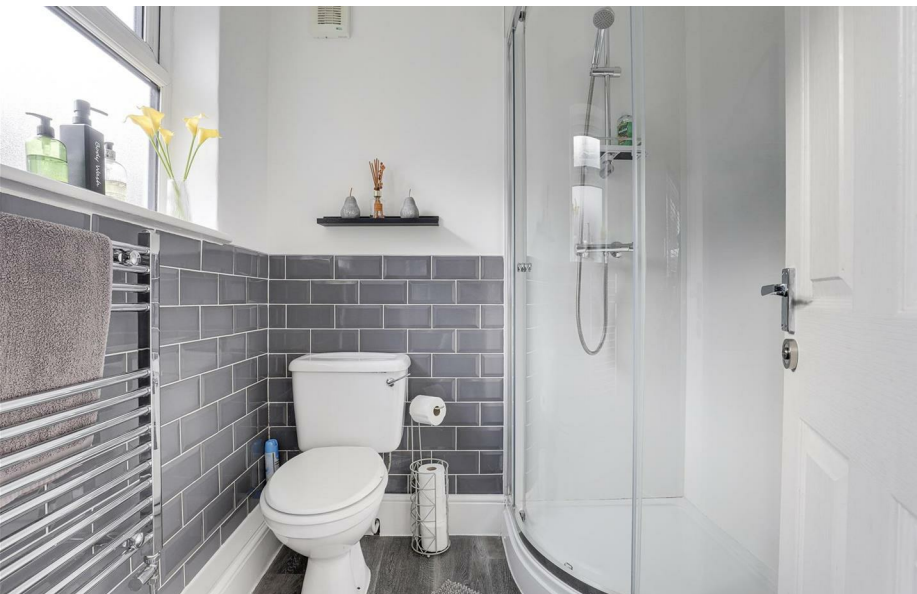
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NO UPWARD CHAIN...

This well-presented three-storey mid-terraced house is ideally located, offering excellent transport links into Nottingham City Centre and close proximity to a range of local amenities, and benefits from Fire/smoke alarm and detection system fitted throughout the house and making it an excellent choice for first-time buyers or investors. The property boasts a spacious and practical layout, beginning with a welcoming living room that provides a comfortable space for relaxation. Adjacent to this, the separate dining room offers ample room for family meals or entertaining guests and provides direct access into the well-fitted kitchen, which features a range of units and work surfaces to cater to all culinary needs. Also on the ground floor, there is a modern two-piece bathroom suite with a shower. Moving to the first floor, the house offers two generously sized double bedrooms, both providing plenty of natural light and space for storage. Continuing up to the second floor, a further large double bedroom completes the accommodation, offering versatility for use as a main bedroom, guest room, or home office. Externally, the property benefits from direct kerbside access at the front, ensuring easy entry. To the rear, there is a private enclosed courtyard, creating a low-maintenance outdoor space that is perfect for relaxing or entertaining. A secure fence-panelled boundary adds to the sense of privacy and seclusion. This charming home is a fantastic opportunity in a sought-after location, combining convenience, comfort, and great investment potential.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Large Cellar
- Fitted Kitchen
- Two-Piece Bathroom Suite & Shower
- Enclosed Rear Yard
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

11'8" x 11'4" (3,56m x 3,47m)

The living room has a UPVC double glazed window to the front elevation, a TV point, coving to the ceiling, a radiator, vinyl wood-effect flooring, and a UPVC door providing access into the accommodation.

Hall

The hall has vinyl wood-effect flooring, carpeted stairs, and access into the dining room.

Dining Room

12'4" x 11'7" (3,76m x 3,55m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, and vinyl wood-effect flooring.

Kitchen

11'6" x 5'5" (3,53m x 1,66m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, gas ring hob and extractor fan, an integrated fridge freezer, a washing machine and dishwasher, tiled and glass splash back, vinyl wood-effect flooring, a UPVC double glazed window to the side elevation, and a UPVC door opening to the rear garden.

Bathroom

5'9" x 5'5" (1,76m x 1,66m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, and vinyl wood-effect flooring.

BASEMENT

Cellar

The cellar is split into two sections, and ample storage

FIRST FLOOR

Landing

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

Bedroom Two

11'8" x 11'4" (3,57m x 3,46m)

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

Bedroom Three

11'7" x 9'8" (3,55m x 2,95m)

The third bedroom has a UPVC double glazed window with safety/child proof restrictor to the rear elevation, a radiator, and carpeted flooring.

SECOND FLOOR

Upper Landing

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

Bedroom One

13'9" x 8'10" (4,21m x 2,71m)

The first bedroom has a Velux window, a radiator, eaves storage, and carpeted flooring.

OUTSIDE

Front

To the front of the property is direct kerb access.

Rear

To the rear of the property is an enclosed courtyard, and a fence panelled 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 1000Mbps and Upload Speed 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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 - Nottingham City 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.

The vendor has advised the following:

Property Tenure is Freehold

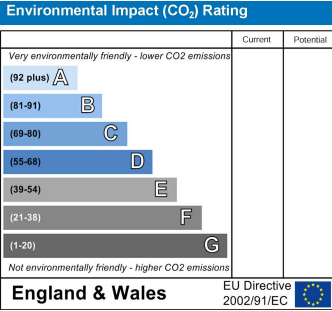
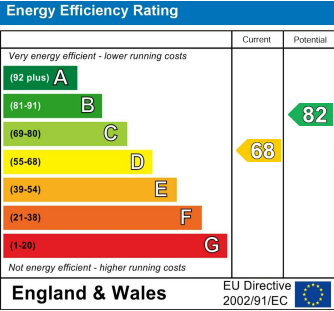
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

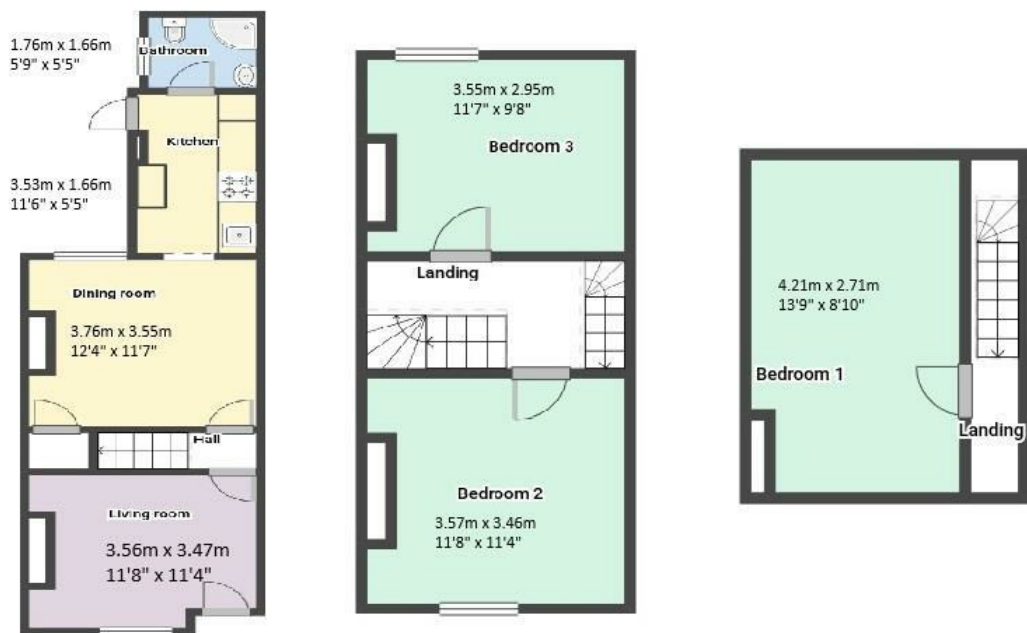
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



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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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