

HoldenCopley

PREPARE TO BE MOVED

Lenton Avenue, The Park, Nottinghamshire NG7 1DZ

Guide Price £250,000 - £270,000

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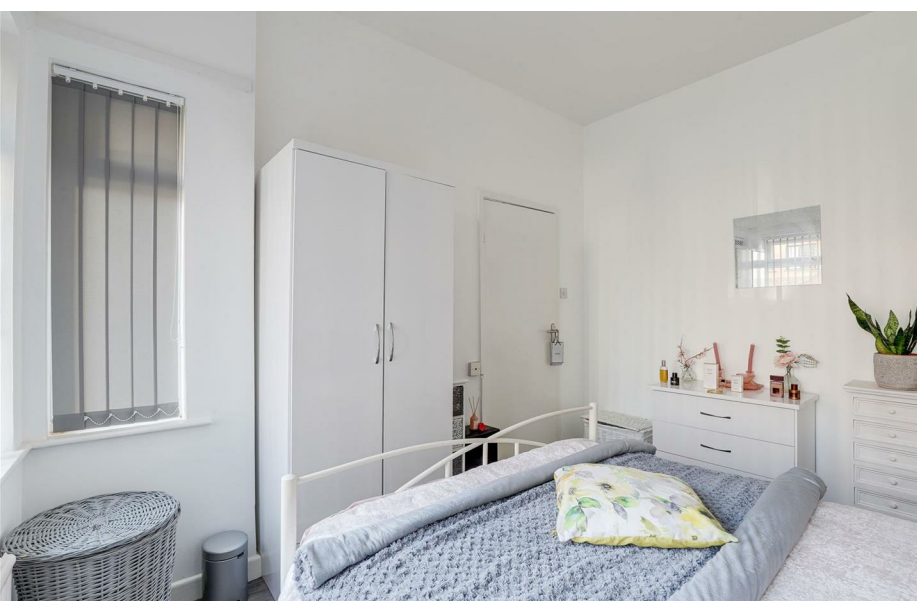
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LOCATION, LOCATION, LOCATION...

Tucked away within the prestigious Park Estate Conservation Area, this unique two-bedroom mid-terraced townhouse offers an unconventional yet practical layout, perfect for buyers seeking something a little different. Ideally positioned close to Nottingham City Centre, QMC, and excellent transport links, this property combines convenience with the charm of a historic setting. The ground floor comprises an entrance hall leading to two generously sized double bedrooms, alongside access to the integral garage for secure parking or additional storage. Upstairs, the first floor is dedicated to modern living, featuring a spacious open-plan lounge and dining area, a stylish fitted kitchen, and direct access to a private patio terrace, ideal for alfresco dining. Externally, on-street permit parking is available to the front, ensuring easy access in this sought-after location.

MUST BE VIEWED





- Fully Refurbished Mid-Terraced Townhouse
- Two Ground Floor Double Bedrooms
- First Floor Living
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Integral Garage
- Patio Terrace
- The Park Estate Conservation Area
- Permit Parking
- Sought-After Location





GROUND FLOOR

Entrance Hall

5'6" x 13'0" (1.69m x 3.97m)

The entrance hall has a radiator, wood-effect flooring, in-built storage cupboards, an open staircase leading to the first floor, a double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

Bedroom One

9'11" x 11'3" (3.04m x 3.43m)

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

Bedroom Two

10'1" x 10'6" (3.08m x 3.22m)

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

Bathroom

6'0" x 5'4" (1.85m x 1.64m)

The bathroom has a low level flush W/C, a vanity unit wash basin, a panelled bath with a twin-rainfall shower and bi-folding shower screen, wood-effect flooring, waterproof splashback, a radiator, two extractor fans, and an overhead block glass window.

Garage

7'8" x 23'1" (2.34m x 7.04m)

The garage has ceiling strip lights, a wall-mounted consumer unit, multiple plug sockets, and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

12'2" x 5'4" (3.71m x 1.65m)

The landing has a block-glass feature window to the front elevation, wooden flooring, provides access to the first floor accommodation, and a single UPVC door opening out onto the terrace.

Living Room

22'1" x 9'11" (6.75m x 3.03m)

The living room has a UPVC double-glazed window to the front elevation, wooden flooring, a TV point, two radiators, space for a dining table, and a sliding patio door opening out onto the terrace.

Kitchen

11'8" x 8'2" (3.58m x 2.49m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob, extractor fan and splashback, space for a fridge freezer, tiled flooring, a radiator, and UPVC double-glazed windows to the front and rear elevation.

OUTSIDE

The property benefits from a patio terraced area.

ADDITIONAL INFORMATION

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

There is no payment for a parking permit.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

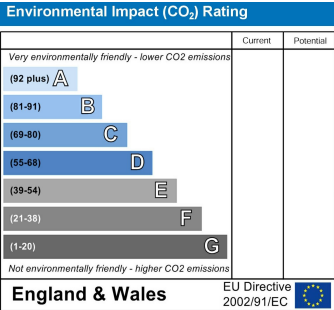
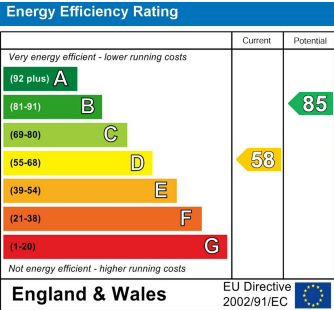
The vendor has advised the following:

Property Tenure is Freehold

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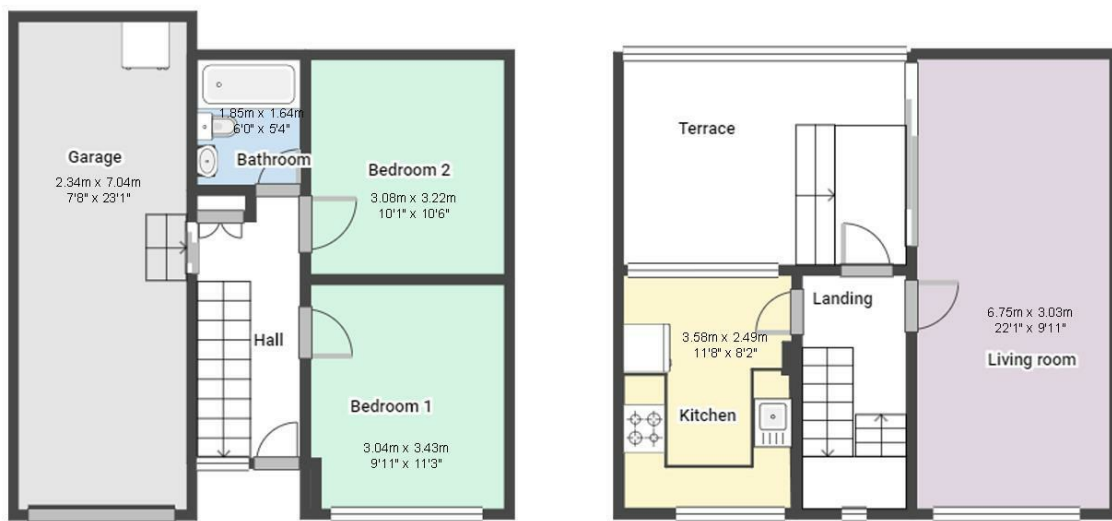
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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