

# HoldenCopley

PREPARE TO BE MOVED

Forest Road East, Nottinghamshire NG1 4HH

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Guide Price £300,000



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GUIDE PRICE - £300,000 - £350,000

### TRULY UNIQUE AND INDIVIDUAL PROPERTY...

This rare entry to the open market has a lot of local history attached to it whilst boasting many original features. This property is in need of modernisation and would make a fantastic project for a range of buyers to create the perfect family home. Having the winning combination of excellent inside and outdoor space. Situated in a highly sought after location just a short distance from Nottingham High School, great links into the City Centre and on the ridge of Forest Recreation Ground.

To the ground floor are two good sized reception rooms, a kitchen, five store rooms, a utility room, a workshop and a conservatory along with access to a cellar.

The first floor carries four good sized bedrooms serviced by a shower room suite.

Outside there are gardens to both the front and rear along with gated access to a driveway for off road parking.

MUST BE VIEWED







- Terraced House
- Periodic Features
- Four Bedrooms
- Two Reception Rooms
- Kitchen & Utility
- Five Store Rooms
- Plenty Of Potential
- Off Road Parking
- Close To City Centre
- Must Be Viewed











GROUND FLOOR

Living Room

22'0" x 11'1" (6.72 x 3.40)

The living room has two windows, carpeted flooring, exposed beams on the ceiling, wall light points, a wall mounted heater, a TV point and a feature fireplace with a decorative surround

Store

8'0" x 10'6" (2.45 x 3.22)

This space has carpeted flooring, a wall mounted circuit board and access to the front of the property

Dining Room

11'11" x 10'10" (3.64 x 3.32)

the dining room has a feature wood burner with a tiled hearth and a window

Kitchen

13'1" x 10'10" (4.00 x 3.32)

The kitchen has a range of base and wall units with rolled edge work surfaces, a sink and a half with mixer taps and drainer, space for a cooker, tiled splash back, space for an under counter fridge, exposed beams on the ceiling, tiled flooring, a window and access to the cellar

Hall

Utility Room

6'10" x 11'11" (2.10 x 3.64)

The utility room has a feature fireplace and a window

Workshop

6'10" x 9'0" (2.10 x 2.76)

Conservatory

The conservatory has a range of windows and provides access to the garden

Store Two

9'0" x 22'0" (2.76 x 6.72)

Additional Store Rooms

BASEMENT LEVEL

Cellar

8'10" x 8'0" (2.70 x 2.45)

FIRST FLOOR

Landing

The landing has carpeted flooring, a wall mounted heater and provides access to the first floor accommodation

Master Bedroom

13'5" x 11'1" (4.10 x 3.40)

The main bedroom has a window, a wall mounted heater, carpeted flooring and an original non working fireplace

Bedroom Two

8'6" x 11'1" (2.60 x 3.40)

The second bedroom has a window, carpeted flooring and a built in storage cupboard

Bedroom Three

12'5" x 10'4" (3.80 x 3.15)

The third bedroom has a window and carpeted flooring

Bedroom Four

6'10" x 7'10" (2.10 x 2.40)

The fourth bedroom has a window and carpeted flooring

Shower Room

The shower room has a low level flush WC, a pedestal wash basin, a shower enclosure, tiled flooring and a window

OUTSIDE

Front

To the front of the property is a gated driveway with steps down to a lawned garden, a range of mature plants and shrubs and a patio area

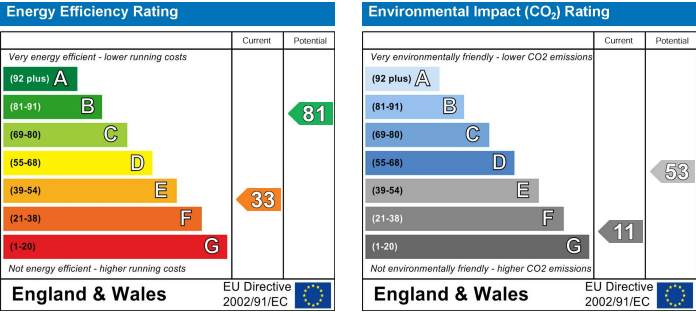
Rear

To the rear of the property is a private enclosed garden with a patio area, access to the outbuildings/store rooms and a gardening area with a range of plants and shrubs

DISCLAIMER

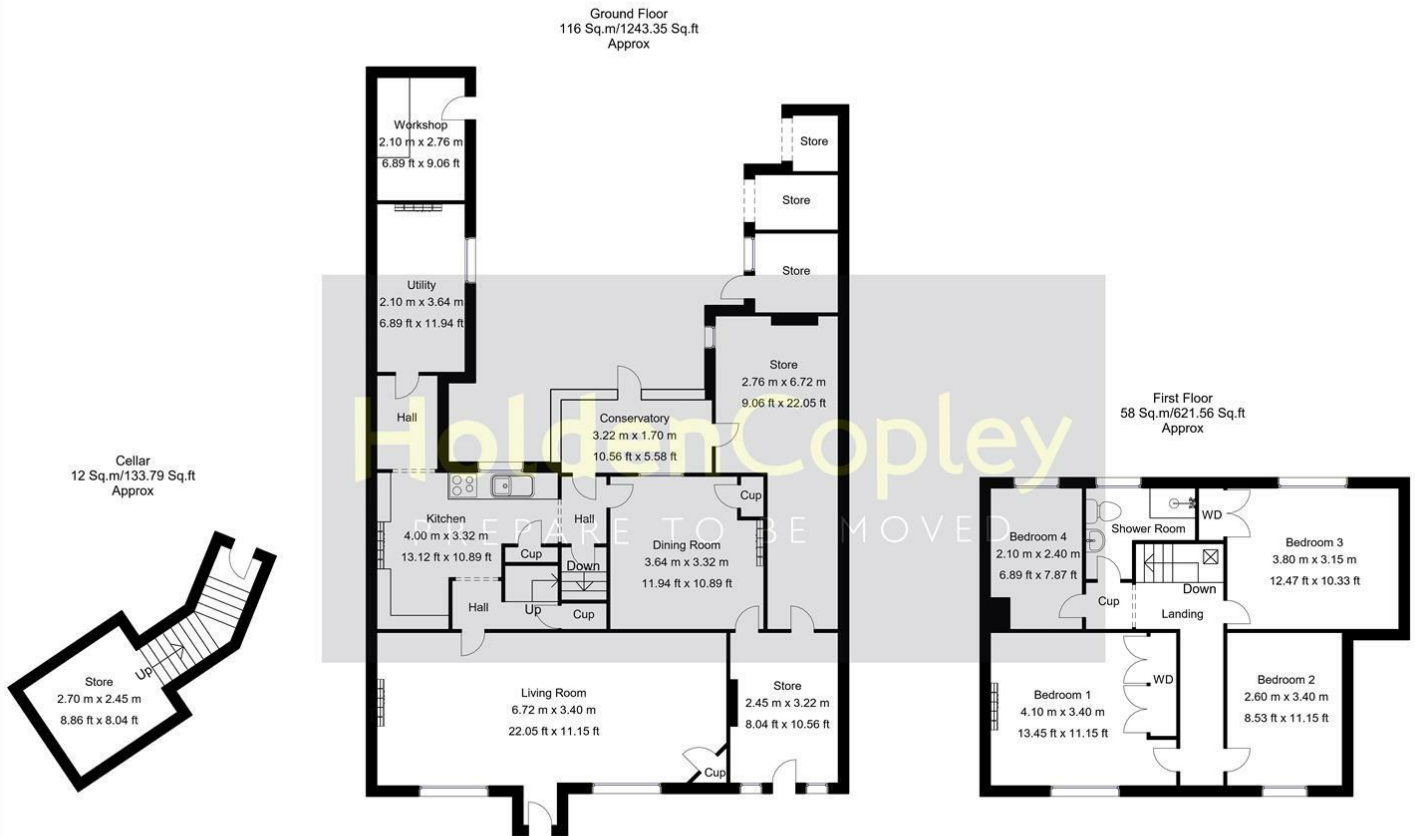
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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

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

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