

HoldenCopley

PREPARE TO BE MOVED

Western Terrace, The Park, Nottinghamshire NG7 IAF

Guide Price £650,000 - £700,000

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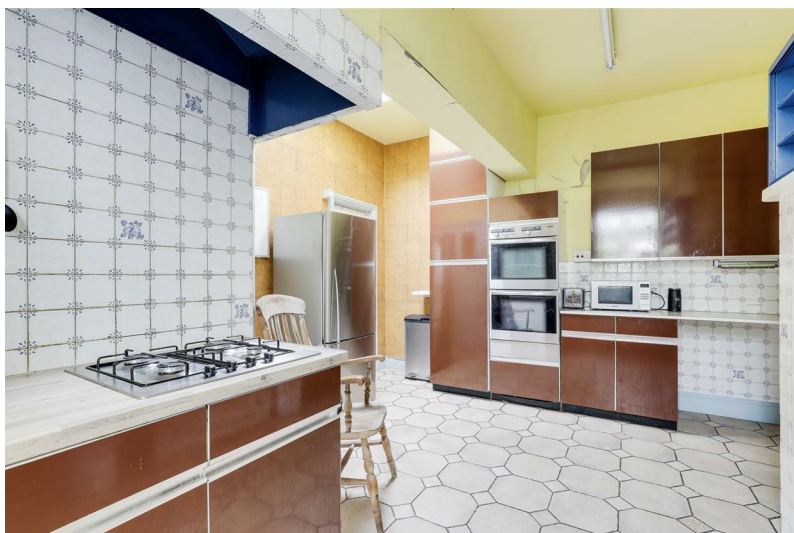


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NO UPWARD CHAIN...

Immerse yourself in an exceptional investment opportunity nestled within the prestigious confines of The Park Estate. Here lies a rare chance to honor the architectural legacy of this esteemed locale while infusing it with contemporary allure. Each phase of the refurbishment process holds the promise of enhancing both the aesthetic appeal and practical functionality of this residence. From restoring original features to reimagining spatial arrangements across its five floors, this sale presents a rare opportunity to create a beautiful, spacious and unique family home, as it is the last remaining property that has not been converted into apartments on this terrace. The ground floor welcomes with a porch and inner hall, four reception rooms, a kitchen with a pantry, wet room, separate washroom, and W/C, alongside access to a cellar divided into seven sections and steps leading to a second cellar. Ascending to the first floor reveals three double bedrooms serviced by a shower room and separate W/C, while the second floor hosts an extra-large double bedroom. Journeying to the third floor unveils two additional double bedrooms. Outside, a sheltered patio adorned with a variety of plants beckons at the front, complemented by access to the integral garage, while a private mature garden graces the rear, completing this exceptional investment opportunity.

MUST BE VIEWED





- Grade II Listed Building
- Six Double Bedrooms
- Four Reception Rooms
- Two Shower Suites & Two W/C's
- Cellar Split Into Seven Sections
- Conservatory
- Single Garage
- Private Gardens
- Prestigious Location
- Great Investment Opportunity





GROUND FLOOR

Porch

8’2" × 6’10" (2.49 × 2.09)

The porch has obscure windows, a fitted sliding door storage unit, a wall-mounted tap, stone tiled flooring, and double doors providing access into the accommodation.

Hallway

20’9" × 15’11" (6.35 × 4.86)

The inner hall has wooden flooring, carpeted stairs, coving to the ceiling, a dado rail, wall-light fixtures, a decorative ceiling arch, and a single door leading down to the cellar rooms.

Snug

14’3" × 8’1" (4.36 × 2.47)

The snug has a single-glazed sliding sash window, wood-effect flooring, coving to the ceiling, a picture rail, and a radiator.

Living Room

20’4" × 14’5" (6.21 × 4.41)

The living room has two single-glazed sliding sash windows, parquet flooring, a radiator, coving to the ceiling, a picture rail, shelving in each of the alcoves with decorative ceiling arches, a feature fireplace with a decorative surround, and a radiator.

Wash Room

5’1" × 4’7" (1.57 × 1.42)

This space has a wash basin, quarry tiled flooring, and wall-mounted cloak hooks.

Study

20’11" × 12’0" (6.38 × 3.67)

This room has a single-glazed sliding sash bay window, carpeted flooring, a picture rail, coving to the ceiling, wall-mounted book shelving in each of the alcoves, and period-style feature fireplace with a decorative surround.

Dining Room

16’0" × 14’4" (4.90 × 4.39)

The dining room has a single-glazed sliding sash window, patterned tiled flooring, a radiator, and an in-built cupboard.

Kitchen

15’7" × 13’1" (4.77 × 3.99)

The kitchen has fitted base and wall units with worktops, an integrated double oven, a four ring gas hob, a recessed chimney breast alcove, space and plumbing for a dishwasher, space for a fridge freezer, tiled splashback, vinyl flooring, an in-built pantry cupboard, a skylight window, and a single-glazed sliding sash window.

Pantry

6’6" × 3’2" (1.99 × 0.99)

The pantry has vinyl flooring, partially tiled walls, wall-mounted shelves, and a single-glazed obscure window.

Wet Room

7’10" × 6’2" (2.41 × 1.88)

This space has a wash basin with fitted storage underneath, a wall-mounted electric shower fixture, fitted wall units, a chrome heated towel rail, waterproof splashback, vinyl flooring, an extractor fan, and a single-glazed obscure window.

Boot Room

6’6" × 5’1" (2.00 × 1.55)

This space has tiled flooring, a radiator, wall-mounted cloak hooks, and an in-built cupboard.

W/C

5’11" × 5’1" (1.82 × 1.55)

This space has a high-level flush W/C, partially tiled walls, tiled flooring, and a single-glazed obscure window.

BASEMENT LEVEL ONE

Cellar One

16’7" × 7’5" (5.07 × 2.27)

This space has lighting and tiled flooring.

Cellar Two

12’4" × 8’7" (3.76 × 2.62)

This space has lighting.

Cellar Three

12’2" × 8’7" (3.71 × 2.62)

This space has lighting, a single-glazed window, and a single-glazed stable style door.

Cellar Four

14’7" × 12’5" (4.46 × 3.80)

This space has brick tile flooring, lighting, power points, a Belfast style sink, a single-glazed window, and a single door to the conservatory.

Cellar Five

14’6" × 7’6" (4.42 × 2.31)

This space has brick tile flooring, a Belfast-style sink, fitted units, partially tiled walls, an in-built cupboard, and two single-glazed windows.

Cellar Six

9’6" × 7’7" (2.92 × 2.33)

This space has double doors opening out to the garden.

Cellar Seven

7’8" × 4’5" (2.35 × 1.36)

This space has wall-mounted shelves.

Conservatory

20’2" × 7’1" (6.17 × 2.18)

The conservatory has full height sash windows, a panelled ceiling with an octagonal skylight window, and a single door leading out to the garden.

BASEMENT LEVEL TWO

Cellar Passageway

FIRST FLOOR

Landing

The extensive landing has two single-glazed sliding sash windows, carpeted flooring, coving to the ceiling, a dado rail, an in-built cupboard, and provides access to the first floor accommodation.

Master Bedroom

19’1" × 14’6" (5.84 × 4.43)

The main bedroom has two floor to ceiling single-glazed sliding sash windows, carpeted flooring, a period-style pedestal wash basin, coving to the ceiling, a picture rail, in-built cupboards, a feature fireplace with a decorative mantelpiece, and a radiator.

Bedroom Two

20’11" × 18’7" (6.40 × 5.67)

The second bedroom has a single-glazed sash bay window, carpeted flooring, coving to the ceiling, a picture rail, a radiator, a feature fireplace with a decorative surround, and a fitted wardrobe.

Bedroom Three

17’3" × 13’2" (5.26 × 4.03)

The third bedroom has a sliding sash window, carpeted flooring, a radiator, coving to the ceiling, fitted wardrobes, various storage cupboards and a wash basin.

Shower Room

9’4" × 7’08’7" (2.86 × 216)

This space has a sunken wash basin with fitted storage underneath, a walk-in shower enclosure with an overhead rainfall shower and wall-mounted chrome fixtures, an in-built double door cupboard, vinyl flooring, partially tiled walls, an in-built sliding door cupboard, a chrome heated towel rail, a wall-mounted vanity display unit, and a single-glazed obscure window.

W/C

5’6" × 3’1" (1.70 × 0.95)

This space has a low level flush W/C, a wash basin, tiled flooring, coving to the ceiling, an extractor fan, and a single-glazed sliding sash obscure window.

SECOND FLOOR

Landing

11’8" × 7’3" (3.57 × 2.23)

The landing has carpeted flooring, a single-glazed sliding sash window, a dado rail, a fitted cupboard, coving to the ceiling, and provides access to the second floor accommodation.

Bedroom Four

20’4" (max) × 31’5" (max) (6.21 (max) × 9.6 (max))

The fourth bedroom has three single-glazed sliding sash windows, coving to the ceiling, a wall-mounted sink with tiled splashback, coving to the ceiling, and a range of fitted wardrobes.

THIRD FLOOR

Stairway

The stairway provides access to the third floor accommodation.

Bedroom Five

15’8" × 10’2" (4.78 × 3.11)

The fifth bedroom has exposed beams on the ceiling and a single-glazed window.

Bedroom Six

19’1" × 10’2" (5.84 × 3.12)

The sixth bedroom has exposed beams on the ceiling and a single-glazed window.

OUTSIDE

At the front, there’s entry to a single garage, along with gated access leading to a sheltered patio adorned with various plants and shrubs. Towards the back, you’ll find an enclosed patio area surrounded by mature trees, plants, shrubs, and brick walls.

Garage

17’8" × 10’5" (5.41 × 3.19)

The garage has a roller shutter door.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

Phone Signal – All 3G & 4G / Some 5G available

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

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Is within Park Estate so their local rules and charge applies.

Other Material Issues – Both pitched roofs have been replaced in recent years; the lower pitched roof was entirely renewed in 2023.

One flat roof was re-felted in 2023, although another smaller area was not, and has required multiple repairs.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band G

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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