

HoldenCopley

PREPARE TO BE MOVED

Gregory Avenue, Lenton, Nottinghamshire NG7 2EP

Offers In Excess Of £400,000

Gregory Avenue, Lenton, Nottinghamshire NG7 2EQ



THE PERFECT INVESTMENT OPPORTUNITY

This five bedroom semi-detached house would make a great buy for any investor as it is currently let by the rooms to students.

The property is a scope for further development and is in a sought after location due to being within close proximity to a local hospital and universities.

To the ground floor there is a modern kitchen, a communal lounge diner and the first bedroom.

The first floor carries two generous sized bedrooms serviced by the bathroom.

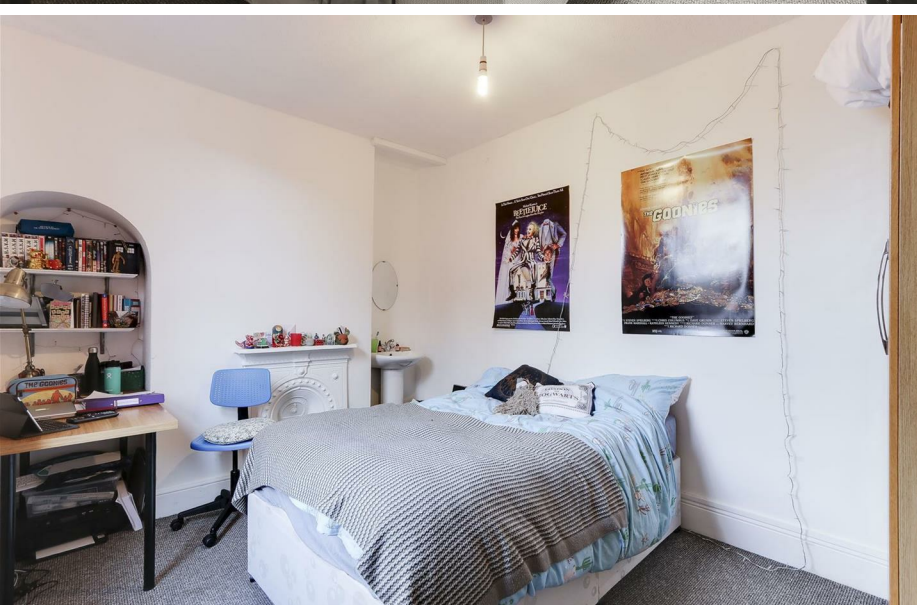
The second floor has two additional double bedrooms.

Outside to the front of the property is on street parking and to the rear is the garden providing an abundance of space.

NO CHAIN

MUST BE VIEWED





- Semi Detached House
- Five Bedrooms
- Kitchen
- Communal Lounge Diner
- Bathroom
- Generous Sized Garden
- Scope For Development
- Perfect Investment Opportunity
- Popular Location
- HMO Property





GROUND FLOOR

Entrance Hall

The entrance hall provides access to the accommodation

Lounge/Bedroom Five

14'5" x 12'9" (4.4 x 3.9)

This room has a bay window and a radiator

Lounge Diner

14'5" x 12'9" (4.4 x 3.9)

The lounge has a window, a radiator, a TV point and space for a dining table

Kitchen

12'1" x 10'5" (3.7 x 3.2)

The kitchen has a range of base and wall units, a sink with mixer taps, a cooker with gas hob and extractor fan, a washing machine, part tiled walls, a window and access to the rear of the property

BASEMENT LEVEL

Cellar

FIRST FLOOR

Landing

21'7" x 12'9" (6.6 x 3.9)

The landing provides access to the first floor accommodation

Bedroom One

14'5" x 12'9" (4.4 x 3.9)

The first bedroom has a bay window and a radiator

Bedroom Two

11'9" x 9'6" (3.6 x 2.9)

The second bedroom has a window, a radiator and a hand wash basin

Bathroom

10'5" x 8'10" (3.2 x 2.7)

The bathroom has a hand wash basin, a walk in shower, a bath tub and a window

WC

This space has a low level flush WC

SECOND FLOOR

Landing

The landing provides access to the second floor accommodation

Bedroom Three

12'9" x 9'2" (3.9 x 2.8)

The third bedroom has a window and a radiator

Bedroom Four

12'9" x 11'9" (3.9 x 3.6)

The fourth bedroom has a window and a radiator

OUTSIDE

Front

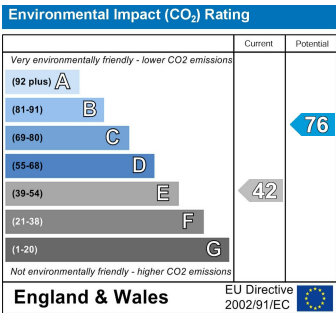
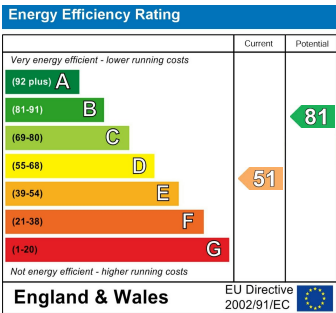
To the front of the property is on street parking

Rear

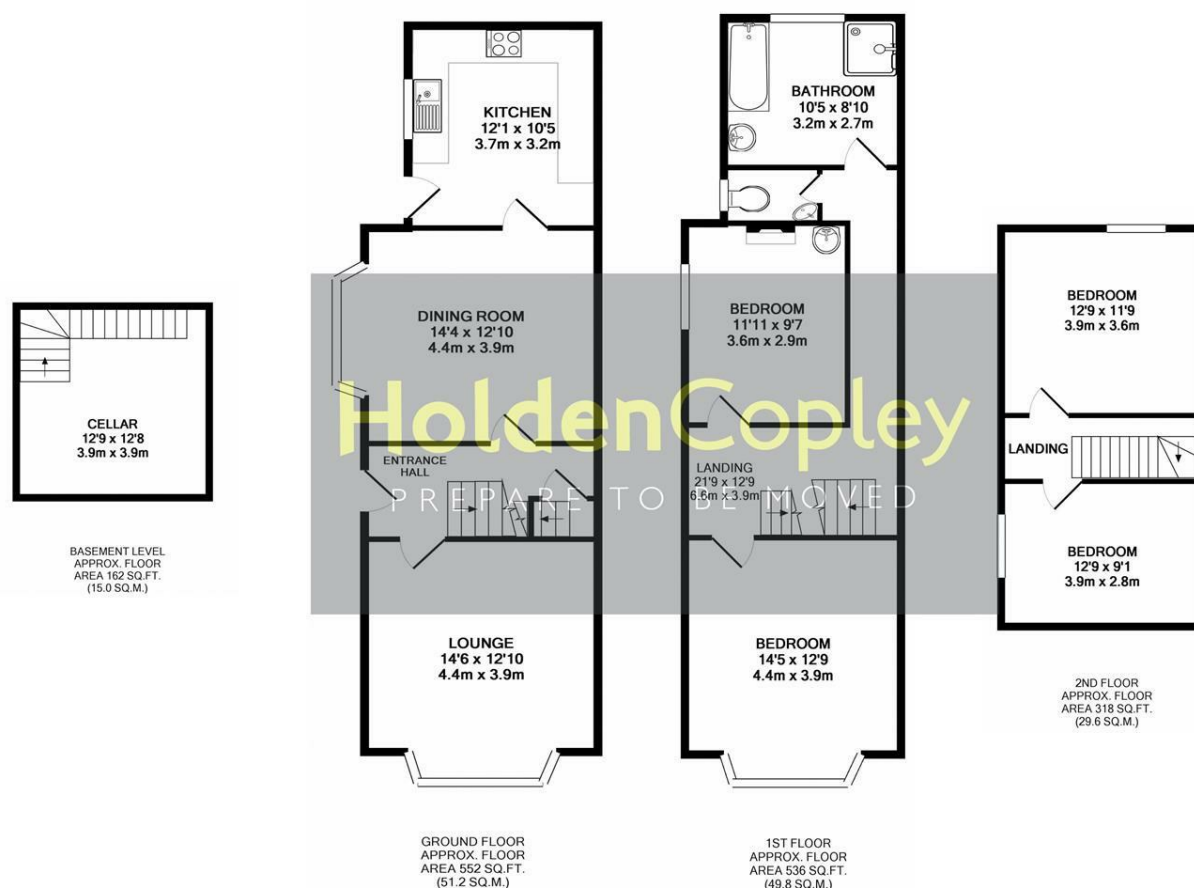
To the rear of the property is a private enclosed garden with a range of plants and shrubs

DISCLAIMER

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.



Gregory Avenue, Lenton, Nottinghamshire NG7 2EQ



0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

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.