



Cope Street  
, Nottingham NG7 5AB

THREE BEDROOM TERRACED HOME

**Guide Price £155,000 Freehold**



\*\*\*GUIDE PRICE £155,000 - £165,000\*\*\*

A well presented and spacious mid-terraced home situated in a convenient location close to Nottingham City Centre, offering versatile accommodation set over three floors.

The property is entered via a front entrance door into a bright and comfortable lounge, featuring a front facing window and ample space for seating. An inner lobby provides access to the staircase and leads through to the kitchen, fitted with a range of wall and base units, offering plenty of workspace and room for appliances, along with useful understairs storage. To the rear, a lobby area gives access to the ground floor bathroom, which is fitted with a three-piece suite including a bath with shower over.

To the first floor are two well-proportioned double bedrooms, both offering good natural light and comfortable living space. A further staircase leads to the second floor, where the loft offers an additional bedroom, creating flexible accommodation ideal for a growing family, guests or home working.

Externally, the property benefits from a low-maintenance frontage and a rear garden space, offering potential for outdoor seating or further improvement.

This property would make an ideal purchase for first-time buyers or investors alike, with its spacious layout, convenient location and potential for further enhancement.



### Lounge

13'9" x 12'9" approx (4.2 x 3.9 approx )

UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, coving to the ceiling.

### Inner Lobby

Laminate flooring, staircase leading to the first floor landing.

### Kitchen

13'9" x 13'1" approx (4.2 x 4.0 approx)

UPVC double glazed window to the rear elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space and plumbing for a washing machine, space and point for a cooker, space and point for and American style fridge freezer, tiled splashbacks, understairs storage cupboard.

### Rear Lobby

Door to the bathroom, door giving access to the rear of the property.

### Bathroom

7'2" x 6'10" approx (2.2 x 2.1 approx)

UPVC double glazed window to the side elevation, panelled bath with electric shower over, tiled splashbacks, WC, handwash basin, wall mounted radiator, extractor fan.

### First Floor Landing

Carpeted flooring, wall mounted radiator, staircase leading to the second floor landing, doors leading off to:

### Bedroom One

13'9" x 12'9" approx (4.2 x 3.9 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Bedroom Two

15'5" x 13'9" approx (4.7 x 4.2 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

### Loft Bedroom

UPVC double glazed window, carpeted flooring, wall mounted radiator.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 23mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

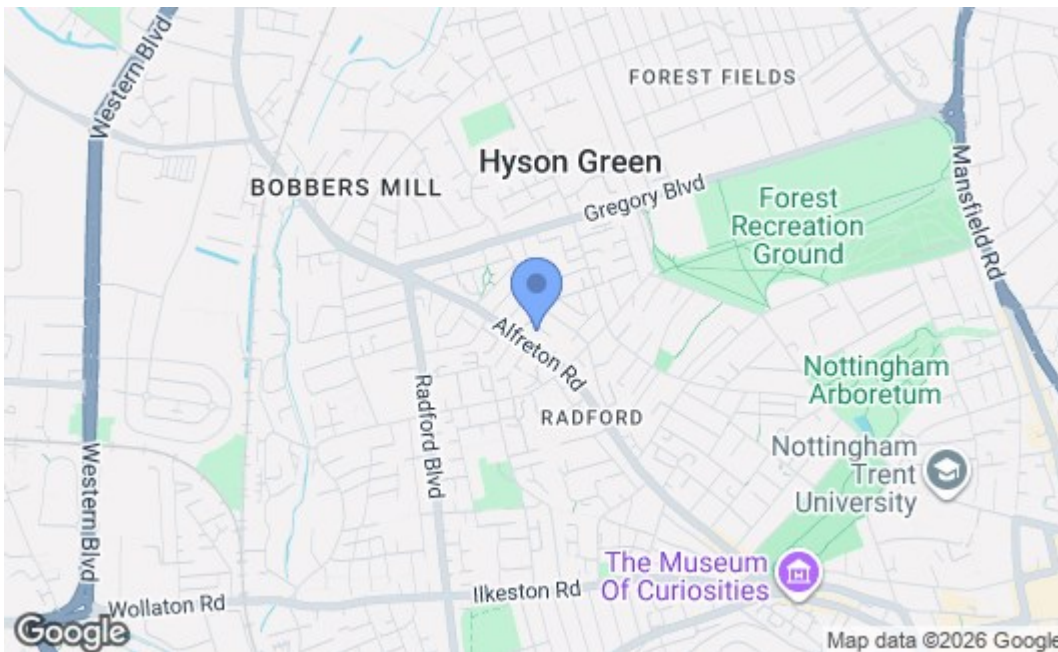
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	86
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.