

# HoldenCopley

PREPARE TO BE MOVED

Bleasby Street, Sneinton, Nottinghamshire NG2 4FR

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Guide Price £145,000 - £170,000



Bleasby Street, Sneinton, Nottinghamshire NG2 4FR





GUIDE PRICE £145,000-£155,000

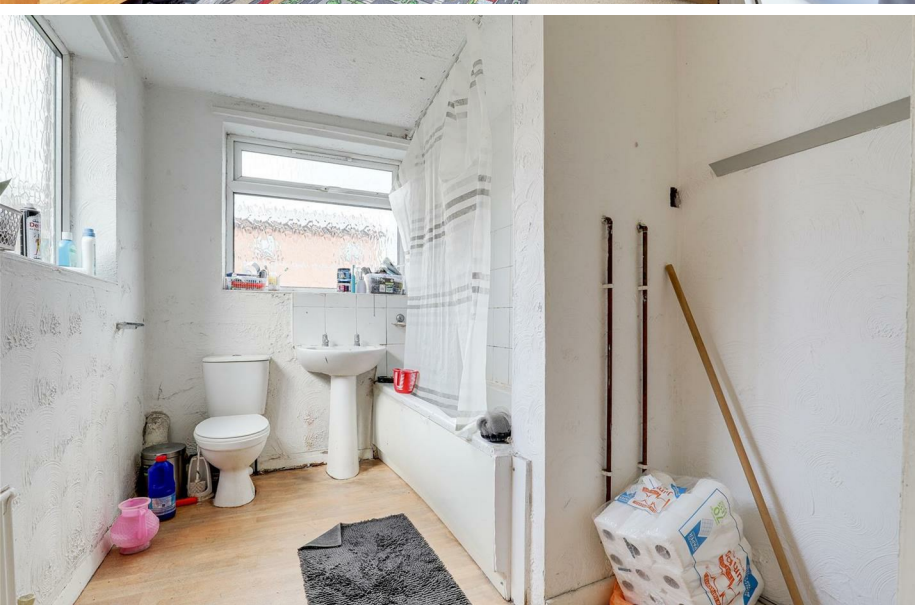
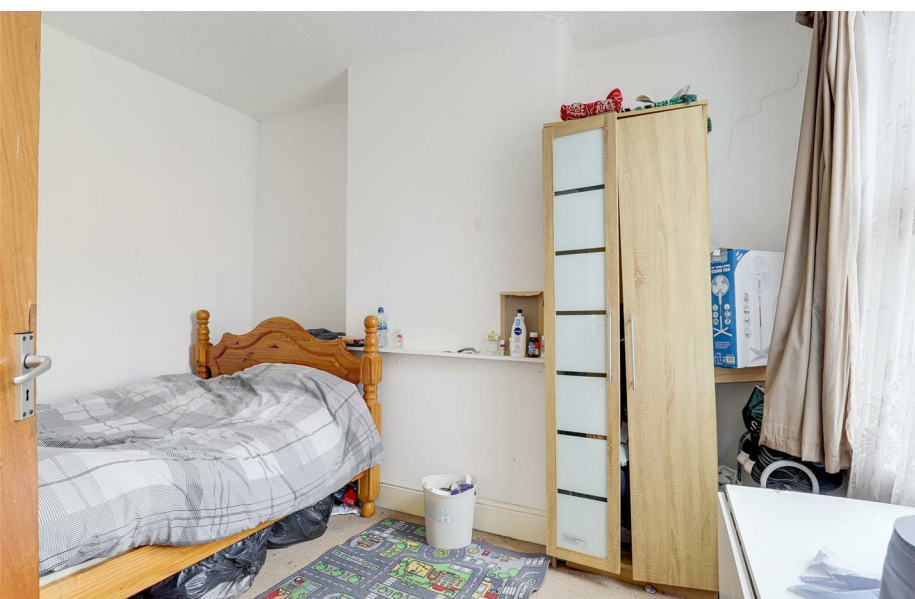
ATTENTION ALL INVESTORS...

This three bedroom mid-terraced house offers plenty of space and potential throughout and is coming to the market with the option of tenant in situ, making it an ideal purchase for any investor. Located in the heart of Sneinton, this house benefits from having great transport links into Nottingham City Centre, as well as a range of local amenities, eateries and schools. To the ground floor is a living room, a dining room and a kitchen. To the first floor are two good-sized bedrooms serviced by a three-piece bathroom suite. To the second floor is a third spacious bedroom. Outside to the front is the availability for on-street parking and to the rear is an enclosed yard with mature plants and shrubs and gated access.

MUST BE VIEWED







- Mid-Terraced House
- Three Bedrooms
- Three-Piece Bathroom Suite
- Two Reception Rooms
- Enclosed Yard
- On-Street Parking
- Great Investment Opportunity
- Plenty Of Potential
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a wall-mounted consumer unit, a radiator and a single UPVC door providing access into the accommodation.

Living Room

10'11" x 13'8" (3.33m x 4.18m )

The living room has carpeted flooring, a radiator, two TV points, decorative ceiling beams and a UPVC double-glazed bay-shaped window to the front elevation.

Dining Room

11'0" x 12'2" (3.37m x 3.73m)

The dining room has carpeted flooring, a feature fireplace with a decorative surround, decorative ceiling beams, a radiator and a UPVC double-glazed window to the rear elevation.

Kitchen

11'1" x 6'7" (3.39m x 2.02m)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with a swan neck tap and a drainer, space for a cooker, an extractor fan, space and plumbing for a washing machine, space for a fridge/freezer, an in-built storage cupboard, a wall-mounted combi-boiler, tiled flooring, tiled splashback and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom One

11'5" x 14'1" (3.48m x 4.30m)

The first bedroom has carpeted flooring, a radiator, an in-built storage cupboard and two UPVC double-glazed windows to the front elevation.

Bedroom Two

8'4" x 12'0" (2.56m x 3.67m)

The second bedroom has carpeted flooring, a radiator, a wall-mounted consumer unit and a UPVC double-glazed window to the rear elevation.

Bathroom

10'7" x 6'7" (3.25m x 2.03m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower, a radiator, wood-effect flooring, partially tiled walls and two UPVC double-glazed obscure windows to the side and rear elevations.

SECOND FLOOR

Bedroom Three

11'2" x 16'5" (3.42m x 5.01m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is the availability for on-street parking.

Rear

To the rear of the property is an enclosed yard with a concrete seating area, mature plants and shrubs and gated access.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.

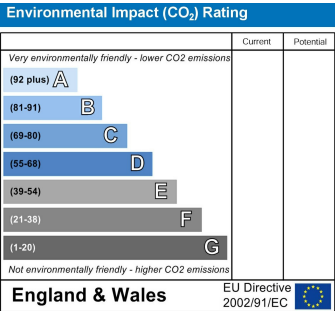
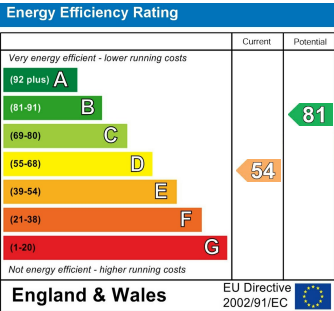
The vendor has advised the following:

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 license 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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