

HoldenCopley

PREPARE TO BE MOVED

Bradbury Street, Sneinton, Nottinghamshire NG2 4AZ

£130,000

NO UPWARD CHAIN...

Situated in a convenient location just a stone's throw from the City Centre, this well-presented two-bedroom mid-terraced house is ideal for a range of buyers – whether you're taking your first step onto the property ladder or looking for a solid investment opportunity. Offered to the market with no upward chain, this home provides easy access to a wealth of local amenities, excellent transport links, schools, both Nottingham Trent and the University of Nottingham, and the Queen's Medical Centre. Internally, the property has been well maintained throughout and offers a practical layout. To the ground floor, there is a bright and spacious living room, a fitted kitchen with the added benefit of a separate utility room, and a contemporary wet room style shower suite. The first floor boasts two double bedrooms. Outside, to the rear of the property, is a low-maintenance courtyard.

MUST BE VIEWED



- Mid-Terraced House
- Two Double Bedrooms
- Good-Sized Living Room
- Fitted Kitchen With Separate Utility Room
- Ground Floor Wet Room
- UPVC Double-Glazed Throughout
- Close To City Centre
- No Upward Chain
- Sold As Seen
- Must Be Viewed

GROUND FLOOR

Living Room

12'0" x 10'8" (3.66m x 3.27m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, wall-mounted shelves, a TV point, a radiator, a wall-mounted security alarm panel, and a single UPVC door providing access into the accommodation.

Kitchen

13'10" max x 12'0" (4.22m max x 3.66m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for an oven, an electric hob with an extractor fan, space for a fridge freezer, a radiator, wood-effect flooring, tiled splashback, and a UPVC double-glazed window to the rear elevation.

Utility Room

10'4" x 6'5" (3.17m x 1.96m)

The utility room has a fitted base unit with a rolled-edge worktop, space and plumbing for a washing machine, space for a tumble-dryer, a wall-mounted boiler, wood-effect flooring, tiled splashback, a radiator, and a UPVC double-glazed window to the side elevation.

Lobby

4'3" x 3'8" (1.31m x 1.13m)

The lobby has wood-effect flooring, an in-built cupboard, and a single UPVC door providing access to the garden.

Wet Room

6'6" max x 5'5" (1.99m max x 1.66m)

The wet room has a low level flush WC, a pedestal wash basin, a wall-mounted electric shower fixture, vinyl flooring, partially tiled walls, a grab handle, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

2'7" x 2'4" (0.81m x 0.72m)

The landing has wood-effect flooring and provides access to the first floor accommodation.

Bedroom One

12'0" x 10'10" (3.67m x 3.32m)

The first bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, and a radiator.

Bedroom Two

12'0" x 10'10" (3.66m x 3.32m)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and an in-built cupboard.

OUTSIDE

Front

To the front of the property is an enclosed planted garden with a picket fence boundary.

Rear

To the rear of the property is a low maintenance courtyard.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal – Good 4G / 5G coverage
Sewage – Mains Supply
Flood Defenses – No
Non-Standard Construction – No

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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

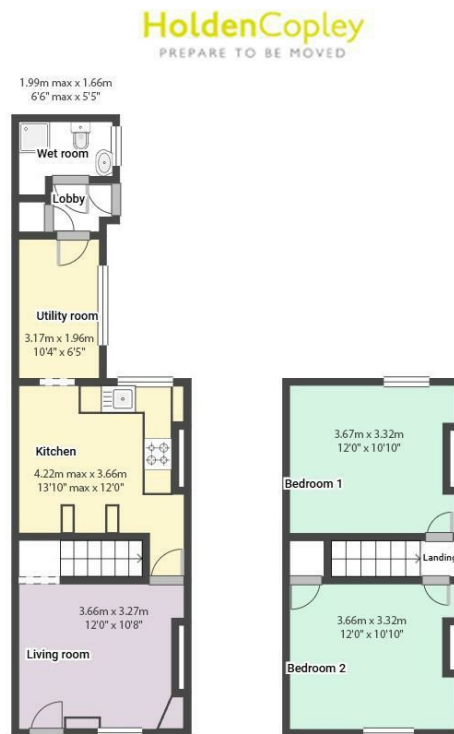
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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