

# HoldenCopley

PREPARE TO BE MOVED

Whittier Road, Sneinton, Nottinghamshire NG2 4AS

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£130,000

## NO UPWARD CHAIN...

Situated in a convenient location just a stone's throw from the City Centre, this 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 are two reception rooms and a fitted kitchen. The first floor boasts a double bedroom and a small single bedroom, serviced by a bathroom suite. Outside, to the rear of the property, is a low-maintenance courtyard.

MUST BE VIEWED





- Mid-Terraced House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Storage Space
- Low Maintenance Garden
- Popular Location
- Close To City Centre
- Must Be Viewed

GROUND FLOOR

Living Room

11'6" x 11'2" (3.51m x 3.42m)  
The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a TV point, a radiator, and a single door providing access into the accommodation.

Dining Room

11'2" x 11'1" (3.41m x 3.40m)  
The dining room has a UPVC double-glazed window to the rear elevation, a radiator, wood-effect flooring, an in-built cupboard, and space for a fridge freezer.

Kitchen

5'3" x 11'5" (1.62m x 3.48m)  
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 a cooker and other appliances, wood-effect flooring, partially tiled walls, a radiator, UPVC double-glazed windows to the side and rear elevation, and a single composite door providing access into the accommodation.

FIRST FLOOR

Landing

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

Bedroom One

11'3" x 11'2" (3.45m x 3.42m)  
The first bedroom has a UPVC double-glazed window to the front elevation, a radiator, an in-built cupboard, and wood-effect flooring.

Bedroom Two

5'6" x 11'2" (1.68m x 3.42m)  
The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, and a radiator.

Bathroom

7'0" x 5'4" (2.14m x 1.63m)  
The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, partially tiled walls, wood-effect flooring, a radiator, and an extractor fan.

OUTSIDE

To the front of the property is a low maintenance forecourt and on-street parking. To the rear of the property is a low maintenance enclosed garden with fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach  
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)  
Phone Signal – Good 4G / 5G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk Area - Medium risk for surface water / very low for rivers & sea  
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

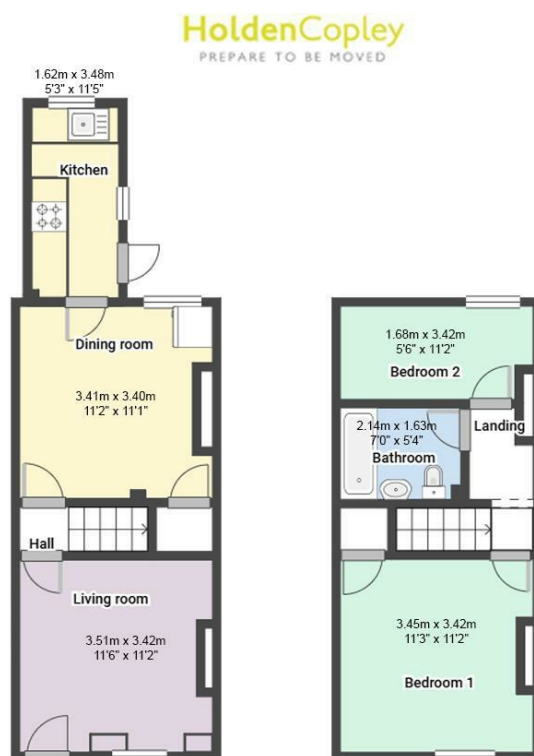
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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