

HoldenCopley

PREPARE TO BE MOVED

Trent Road, Sneinton, Nottinghamshire NG2 4FH

Guide Price £140,000 - £150,000

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NO UPWARD CHAIN...

This three bedroom mid-terraced house is offered to the market with no upward chain and would be perfect for any first-time buyers, families or investors looking for a property in a convenient location. Situated within easy reach of local amenities and just a short distance to the City Centre, Universities, and Hospitals. To the ground floor, there are two reception rooms, a fitted kitchen, and access to the cellar split into two. The first floor offers three good-sized bedrooms serviced by a three-piece bathroom suite. Externally, the property benefits from on-street parking to the front, and to the rear is an enclosed low maintenance garden.

MUST BE VIEWED



- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Low Maintenance Courtyard
- Sold As Seen
- Close To City Centre
- Must Be Viewed

GROUND FLOOR

Entrance Hall

13'11" x 3'1" (4.25m x 0.94m)
The entrance hall has carpeted flooring, coving to the ceiling, and a single wooden door with glass inserts providing access into the accommodation.

Living Room

8'2" x 11'6" (2.50m x 3.51m)
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, wall-mounted shelves, and a radiator.

Dining Room

13'4" x 11'6" (4.07m x 3.52m)
The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround,

Kitchen

5'10" x 10'7" (1.79m x 3.25m)
The kitchen has a range of fitted base and wall units with a rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, space and plumbing for a washing machine, space for a cooker and fridge freezer, tiled splashback, wood-effect flooring, a vertical radiator, UPVC double-glazed windows to the side and rear elevation, and a single door providing access to the garden.

BASEMENT LEVEL

Cellar

11'7" x 11'4" (3.54m x 3.46m)
The cellar is split into two sections.

FIRST FLOOR

Landing

9'4" x 2'9" (2.86m x 0.84m)
The landing has carpeted flooring, coving to the ceiling, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'3" x 11'5" (3.43m x 3.50m)
The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and an in-built cupboard.

Bedroom Two

13'4" x 11'6" (4.08m x 3.51m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, and an in-built cupboard.

Bedroom Three

13'3" x 6'9" (4.06m x 2.08m)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bathroom

11'6" x 4'6" (3.51m x 1.39m)
The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a handheld shower head, vinyl flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is on-street parking and side access to the rear.

Rear

To the rear is a low maintenance courtyard.

ADDITIONAL INFORMATION

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