

HoldenCopley

PREPARE TO BE MOVED

Kentwood Road, Sneinton, Nottinghamshire NG2 4FP

Guide Price £165,000 - £175,000

Kentwood Road, Sneinton, Nottinghamshire NG2 4FP



GUIDE PRICE: £165,000 - £175,000

PERFECT FOR A RANGE OF BUYERS...

This three bedroom mid-terraced house would be the perfect purchase for any first time buyers or investors alike as the property is offered to the market with no upward chain and boasts spacious accommodation spanning across three floors. Situated in a convenient location close to the City Centre, hosting a range of local amenities, shops, and excellent transport links, as well as the University. To the ground floor, there are two reception rooms and a fitted kitchen. The first floor offers two double bedrooms serviced by a three-piece bathroom suite, and upstairs on the second floor is a further double bedroom. Outside to the rear is low maintenance courtyard.

MUST BE VIEWED





- Three-Storey Terraced House
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Low Maintenance Courtyard
- No Upward Chain
- Sold As Seen
- Close To City Centre
- Must Be Viewed





GROUND FLOOR

Living Room

11*6" x 11*7" (3.51m x 3.54m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, coving to the ceiling, a feature fireplace with a decorative surround, an in-built cupboard, and a single composite door providing access in the accommodation.

Inner Hall

The inner hall has carpeted flooring.

WC

6*9" x 2*8" (2.06m x 0.82m)

This space has a low level flush WC, a wall-hung wash basin, tiled splashback, vinyl flooring, and an extractor fan.

Dining Room

10*4" x 11*7" (3.17m x 3.54m)

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

Kitchen

5*3" x 10*4" (1.61m x 3.17m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, space for a cooker, space and plumbing for a washing machine, tiled splashback, vinyl flooring, a radiator, a UPVC double-glazed window to the side elevation, and a single composite door providing access to the garden.

FIRST FLOOR

Landing

5*1" x 11*7" (1.57m x 3.55m)

The landing has carpeted flooring, an in-built cupboard, and provides access to the first floor accommodation.

Bedroom One

11*1" x 11*8" (3.40m x 3.58m)

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

Bedroom Three

10*11" x 6*2" (3.35m x 1.89m)

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

Bathroom

10*11" x 5*1" (3.34m x 1.57m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, partially tiled walls, vinyl flooring, a radiator, an in-built cupboard, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

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

Bedroom Two

8*11" x 16*11" (2.74m x 5.17m)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and a loft hatch.

OUTSIDE

To the front of the property is residential on-street parking and to the rear is a low maintenance enclosed courtyard.

ADDITIONAL INFORMATION

Broadband Networks - 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 - Very low risk
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.

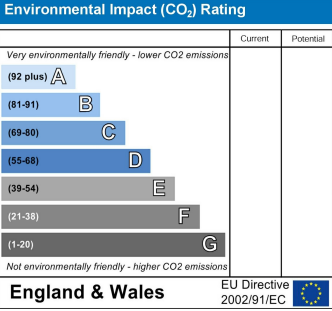
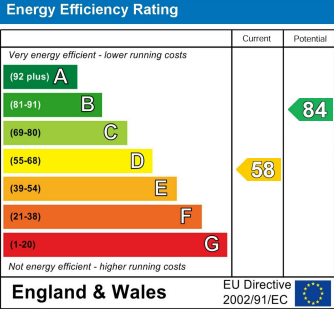
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Kentwood Road, Sneinton, Nottinghamshire NG2 4FP



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.