

# HoldenCopley

PREPARE TO BE MOVED

Hardstaff Road, Sneinton, Nottinghamshire NG2 4HR

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Guide Price £140,000 - £150,000

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CLOSE TO CITY CENTRE...

This two-bedroom mid-terraced house is well-maintained throughout and is offered to the market with no upward chain, making it an ideal purchase for first-time buyers or investors alike. The property is situated in a convenient location close to Nottingham City Centre, within easy reach of a wide range of local amenities, shops, excellent transport links, and the University. To the ground floor, there is a living room, an extensive fitted kitchen / utility and a three-piece bathroom suite along with access to the cellar split into two. The first floor offers two double bedrooms. Outside, the property benefits from a low-maintenance courtyard to the rear and on-street permit parking to the front.

MUST BE VIEWED



- Mid-Terraced House
- Two Double Bedrooms
- Good-Sized Living Room
- Fitted Kitchen
- Ground Floor Bathroom
- Cellar Split Into Two
- Low Maintenance Garden
- On-Street Permit Parking
- Sold As Seen
- Close To City Centre

GROUND FLOOR

Living Room

10'4" x 11'1" (3.17m x 3.38m)  
The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a feature fireplace with a decorative surround, a dado rail, a radiator, coving to the ceiling, and a single composite door providing access into the accommodation.

Kitchen

10'5" x 11'1" (3.18m x 3.38m)  
The kitchen has a range of fitted base and wall units with rolled-edge worktops, space for a cooker, wood-effect flooring, tiled splashback, space for various appliances, a dado rail, and a UPVC double-glazed window to the rear elevation.

Kitchen

9'7" x 5'1" (2.93m x 1.57m)  
The second part of the kitchen has a range of fitted base units with rolled-edge worktops, a stainless steel sink with taps and drainer, vinyl flooring, space and plumbing for a washing machine, a wall-mounted boiler, tiled splashback, a radiator, and a UPVC double-glazed window to the side elevation.

Side Porch

5'2" x 2'9" (1.58m x 0.85m)  
The side porch has vinyl flooring, panelled walls, and a single composite door providing access to the garden.

Bathroom

5'6" x 6'0" (1.69m x 1.85m)  
The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, vinyl flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

BASEMENT LEVEL

Cellar One

10'5" x 5'6" (3.19m x 1.70m)

Cellar Two

5'2" x 10'5" (1.60m x 3.19m)

FIRST FLOOR

Landing

2'4" x 2'8" (0.72m x 0.83m)  
The landing has carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

10'5" x 11'0" (3.18m x 3.36m)  
The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, coving to the ceiling, and a picture rail.

Bedroom Two

10'6" x 11'0" (3.21m x 3.37m)  
The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, and an in-built cupboard.

OUTSIDE

Outside to the front is permit parking and to the rear is a low maintenance yard.

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

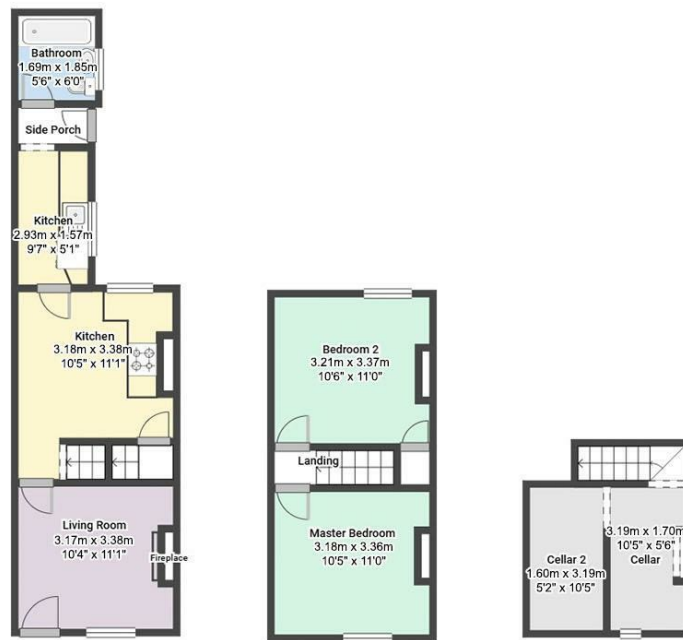
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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



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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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