

HoldenCopley

PREPARE TO BE MOVED

Kentwood Road, Sneinton, Nottinghamshire NG2 4FL

Guide Price £140,000 - £170,000

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GUIDE PRICE: £140,000-£150,000

NO UPWARD CHAIN...

This three-bedroom mid-terraced house offers spacious accommodation spanning across three floors and is available with no upward chain, making it an ideal purchase for a range of buyers. Situated in the popular area of Sneinton, the property benefits from being within walking distance of Nottingham City Centre, offering easy access to a wealth of local amenities including shops, cafes, schools and excellent transport links. To the ground floor, there is a living room, a separate dining room and a fitted kitchen. The first floor hosts two bedrooms serviced by a three-piece bathroom suite, while the top floor is occupied by a generous double bedroom, providing flexible space for guests or a home office. Outside, the property enjoys on-street parking to the front and a low-maintenance courtyard to the rear, perfect for enjoying warmer evenings. This property would make a fantastic first-time buy or investment opportunity given its size, layout and convenient location close to the city.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Storey Accommodation
- Three-Piece Bathroom Suite
- Low Maintenance Courtyard
- UPVC Double-Glazing Throughout
- Close To City Centre
- Must Be Viewed





GROUND FLOOR

Living Room

11'9" x 11'6" (3.60m x 3.53m)

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

Dining Room

13'1" x 11'10" (4.00m x 3.62m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a dado rail, an in-built cupboard, and a feature fireplace with a decorative surround with a tiled hearth.

Kitchen

6'4" x 12'7" (1.95m x 3.85m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, vinyl flooring, a radiator, UPVC double-glazed windows to the side and rear elevation, and a single door providing access to the garden.

FIRST FLOOR

Landing

5'2" x 9'6" (1.60m x 2.91m)

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

Bedroom One

11'5" x 11'10" (3.50m x 3.61m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built wardrobe.

Bedroom Three

10'10" x 6'5" (3.31m x 1.98m)

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

Bathroom

10'8" x 5'0" (3.26m x 1.53m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a bi-folding shower screen, vinyl flooring, partially tiled walls, a fitted cupboard, a heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom Two

16'10" x 10'7" (5.15m x 3.24m)

The second bedroom has a UPVC double-glazed window to the front elevation, exposed flooring, a radiator, and eaves storage.

OUTSIDE

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

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 – No flooding in the past 5 years+

Flood Risk Area - High 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.

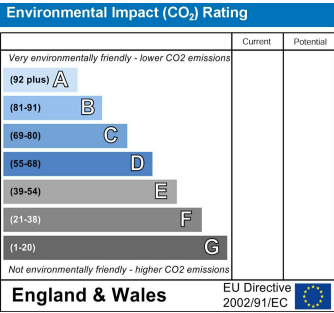
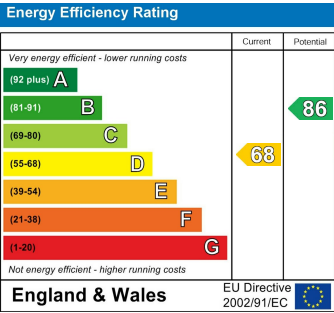
The vendor has advised the following:

Property Tenure is Freehold

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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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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