

HoldenCopley

PREPARE TO BE MOVED

Bleasby Street, Sneinton, Nottinghamshire NG2 4FR

Guide Price £150,000

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GUIDE PRICE: £150,000 - £160,000

CLOSE TO CITY CENTRE...

This three-bedroom mid-terraced house is offered to the market with no upward chain and offers plenty of space and potential throughout, spanning across three floors. Perfect for a range of buyers, this property is situated in a convenient location close to Nottingham City Centre, the Universities, Hospitals, and a range of local amenities and transport links – making it ideal for professionals, families, or investors alike. To the ground floor, you are welcomed by an entrance hall leading to a living room, a separate dining room, and a fitted kitchen with access down to the cellar, providing useful storage space. The first floor hosts two good-sized bedrooms serviced by a three-piece bathroom suite, while the second floor features a further double bedroom offering versatility and additional living space. Outside, the property benefits from on-street parking to the front, and to the rear is a low-maintenance courtyard, perfect for enjoying warmer days with minimal upkeep. With its central location and generous layout, this property presents a fantastic opportunity to add value and create a lovely home in a sought-after area.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Galley-Style Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Low Maintenance Courtyard
- Sold As Seen
- Plenty Of Potential
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*2" x 11*8" (0.99m x 3.56m)

The entrance hall has carpeted flooring, coving to the ceiling, and a single composite door providing access into the accommodation.

Living Room

7*10" x 11*4" (2.41m x 3.47m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and coving to the ceiling.

Inner Hall

2*7" x 2*7" (0.81m x 0.81m)

The inner hall has carpeted flooring.

Dining Room

12*2" x 11*5" (3.73m x 3.50m)

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

Kitchen

6*11" x 11*5" (2.13m 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 various appliances, exposed flooring, partially tiled walls, a UPVC double-glazed window to the side elevation, and a single composite door providing access to the garden.

BASEMENT LEVEL

Cellar

14*5" x 11*6" (4.40m x 3.52m)

The cellar has lighting.

FIRST FLOOR

Landing

8*3" x 8*8" (2.53m x 2.66m)

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

Bedroom One

11*3" x 11*5" (3.44m x 3.50m)

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

9*11" x 8*5" (3.04m x 2.58m)

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

Bathroom

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

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

SECOND FLOOR

Bedroom Two

12*9" x 11*5" (3.89m x 3.50m)

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

OUTSIDE

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

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 – 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 - 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.

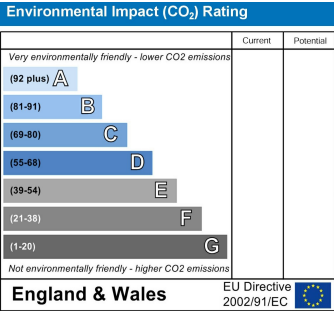
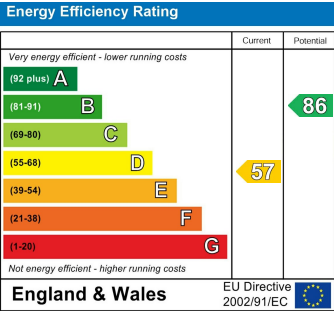
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 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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