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DavidJames
the estate agent

Hardstaff Road, Sneinton, Nottingham, NG2 4HS

Guide Price £140,000

About This Property

GUIDE PRICE £140,000 - £150,000. Welcome to this well maintained Victorian mid-terraced house, situated in the vibrant neighborhood of Sneinton. This inviting property combines traditional character with modern conveniences, offering a comfortable and stylish living environment.

Upon entering, you are greeted by a cozy lounge featuring a fireplace and the room is enhanced by stripped and varnished floorboards. Adjacent to the lounge is the dining kitchen, which also boasts a feature fireplace and stripped and varnished floorboards. The kitchen is equipped with grey painted units and integrated oven and hob. The property includes a practical utility room, complete with a strip timber floor and a skylight window.

On the first floor, you will find two bedrooms and a contemporary shower room/WC. The shower room features a white suite and a larger shower cubicle with a mains shower.

Additional features of this home include gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the year. The composite front entrance door adds a modern touch to the property's exterior.

For those requiring extra storage, the cellar is divided into two areas, both with lighting. This versatile space can be tailored to suit your needs.

Outside, the rear yard offers a small patio area, perfect for outdoor dining, as well as gravelled and planting beds for those with a green thumb.

Conveniently located within walking distance of bus routes and local amenities, this property also enjoys close proximity to Nottingham City Centre, making it an ideal choice for those seeking easy access

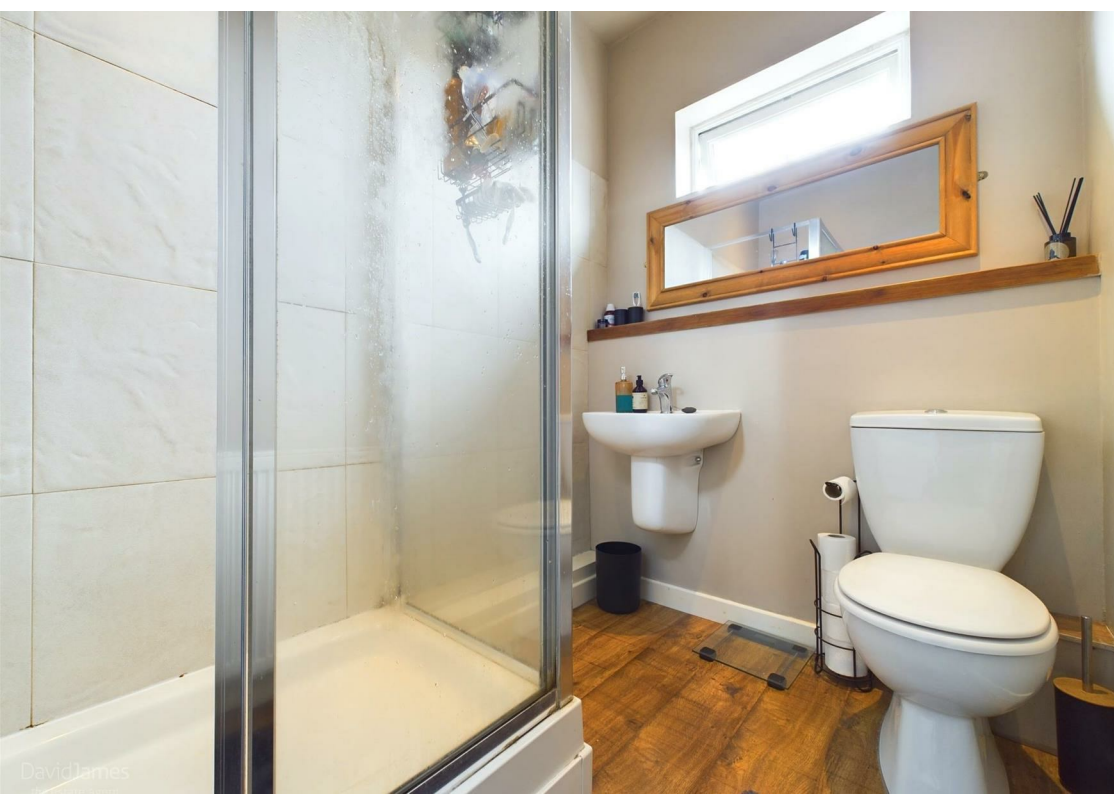


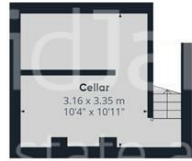
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- Victorian mid terraced house
- Two bedrooms
- Lounge with fireplace and stripped and varnished floorboards
- Dining kitchen with feature fireplace, Grey painted units with integrated oven and hob
- Utility Room with stripped timber floor and skylight window
- First floor shower room/Wc with white suite, large shower cubicle and mains shower
- Gas central heating, UPVC double glazing with composite front entrance door
- Cellar divided into two areas with light
- Rear yard with small patio area as well as gravelled and planting beds
- In walking distance of bus routes and amenities and close to Nottingham City Centre



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Floor -1



Floor 0

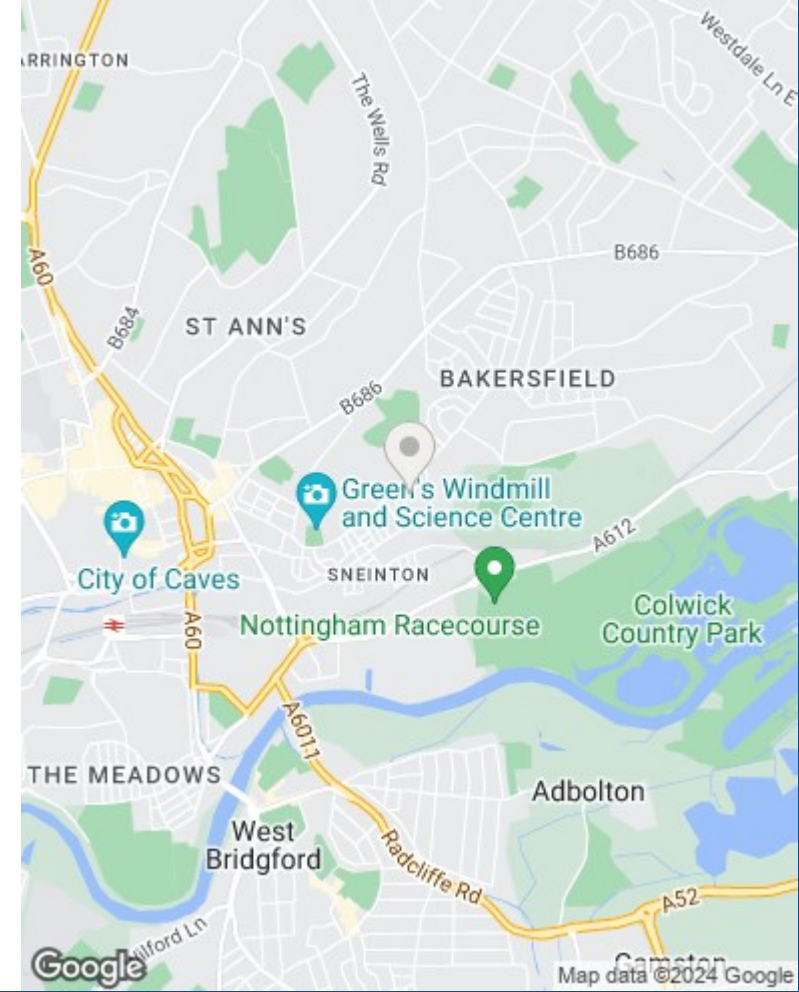


Approximate total area⁽¹⁾
62.38 m²
671.47 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

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Council Tax Band: A
Nottingham City Council
Freehold

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