

HoldenCopley

PREPARE TO BE MOVED

Nine Acre Gardens, Snape Wood, Nottinghamshire NG6 7FD

£150,000

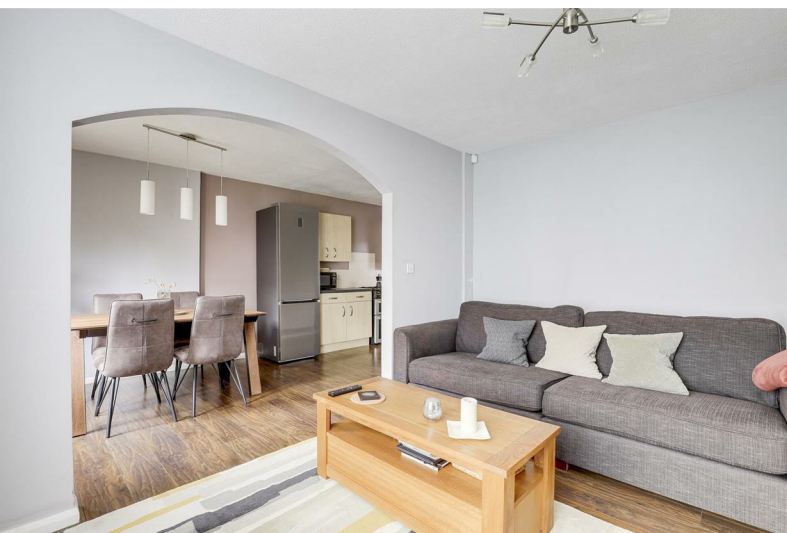
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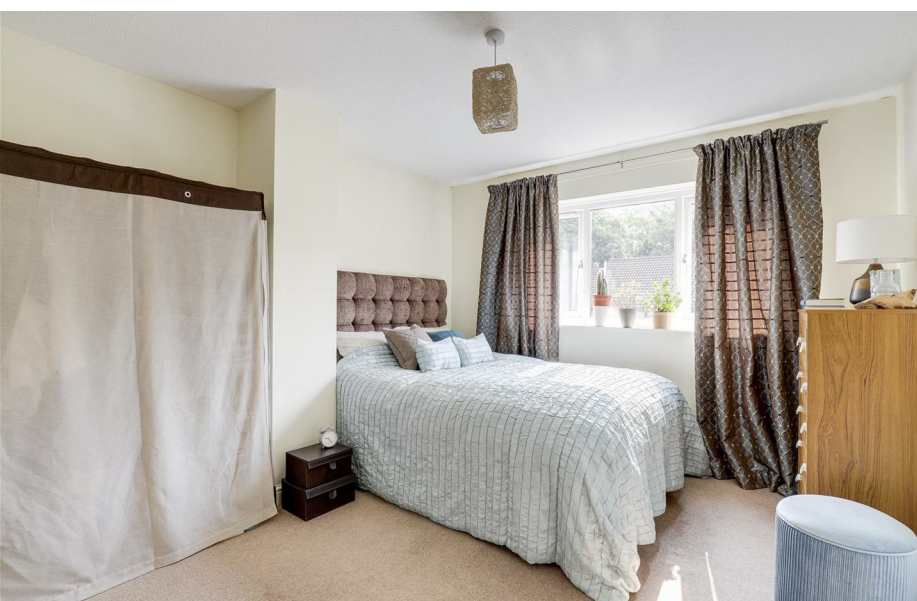


IDEAL FOR FIRST TIME BUYERS...

Situated in a convenient location, this two bedroom mid terrace house is a great purchase for first time buyers and investors alike. This property is a great stepping stone to get onto the property ladder, while being close to local amenities such as shops, eateries, parks, many schools. For those who drive, there is great accessibility to petrol stations and the M1 motorway, and on foot it's only a 10 minute walk from Bulwell High Street! Internally, the first floor of the property offers a spacious entrance hall leading into a modern fitted kitchen diner with open access into the living room with a feature fireplace via an archway. Upstairs, there are two double bedrooms serviced by a three piece family bathroom suite. This home offers ample built-in storage space throughout. Externally, to the front of the property is a low-maintenance garden with gravelled areas and a metal picket fence. To the rear of the property is a private enclosed garden with a lawn and a paved patio seating area - perfect for enjoying warmer months. Truly a great purchase for those looking for their first home or a fantastic investment opportunity!

MUST BE VIEWED





- Mid Terrace House
- Two Double Bedrooms
- Living Room With Feature Fireplace
- Modern Fitted Kitchen Diner
- Three Piece Bathroom Suite
- Ample Storage Space
- Private Enclosed Garden
- Off-Street Parking
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'1" max x 8'0" (2.47m max x 2.46m)

The entrance hall has wood-effect flooring, carpeted stairs, a built-in storage cupboard, a radiator, and a single door providing access into the accommodation.

Kitchen/Diner

21'6" x 8'5" (6.56m x 2.59m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, partially tiled walls, a radiator, space for a full-sized dining table, two UPVC double-glazed window to the front and rear elevations, a single UPVC door leading out to the rear garden, and open arched access into the living room.

Living Room

12'11" x 10'9" (3.96m x 3.28m)

The living room has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, a radiator, a TV-point, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

11'1" x 3'0" (3.40m x 0.92m)

The landing has carpeted flooring, a built-in storage cupboard, a UPVC double-glazed window to the front elevation, and provides access to the first floor accommodation.

Master Bedroom

13'1" x 10'9" (4.00m x 3.30m)

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

Bedroom Two

13'1" x 8'5" (4.00m x 2.57m)

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

Bathroom

8'8" max x 8'3" (2.65m max x 2.53m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted handheld shower fixture, a built-in cupboard, vinyl flooring, partially tiled walls, a radiator, a ceiling arch, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a low-maintenance garden with a pathway, gravelled areas, and metal picked fenced boundaries.

Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio seating area, a hedge, gated access and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

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.

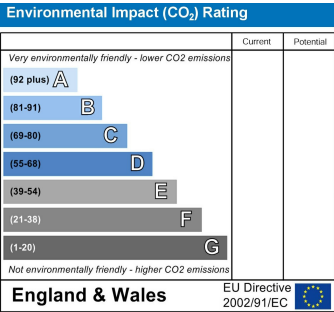
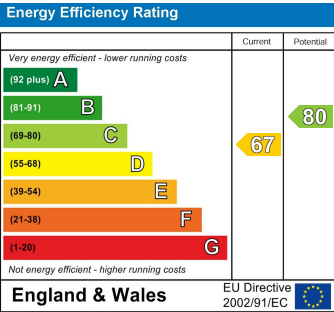
The vendor has advised the following:

Property Tenure is Freehold.

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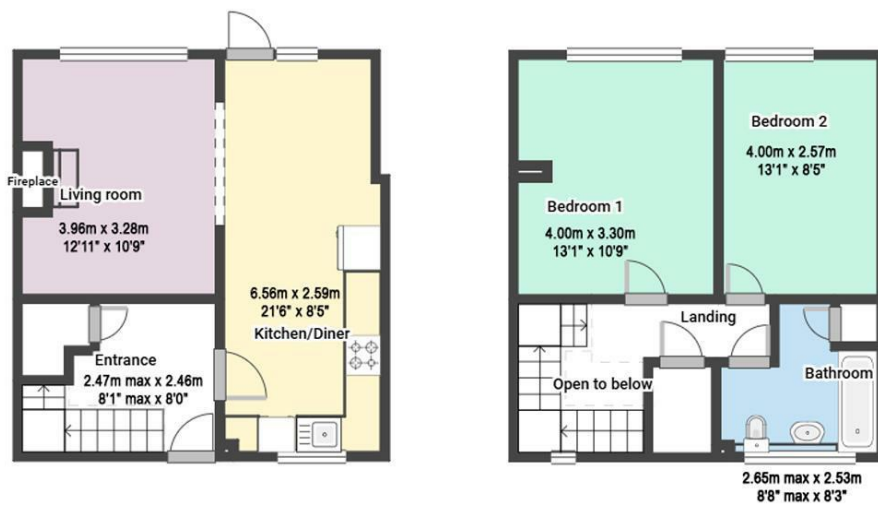
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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