Robert Ellis

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Castle Street Sneinton, Nottingham NG2 4AE

A TWO-BEDROOM RENOVATED END TERRACE INVESTMENT OR FTB PROPERTY

£170,000 Freehold

0115 648 5485





IDEAL READY-MADE INVESTMENT PROPERTY - CURRENTLY UTILISED AS A LUXURY AIR B'N'B, CAN BE SOLD WITH MOST OF HOME FURNISHINGS

This two-bedroom end terrace house has been extensively renovated throughout and offers spacious accommodation over two floors. Whilst being presented to a high standard, perfect for a range of buyers such as a First-time buyer looking to take a step onto the property ladder or an investor looking to invest in a property that has been proven to rent on Airbnb producing a great income.

The property benefits from a full renovation boasting modern décor throughout and is being sold to the market with no upward chain, allowing new buyers to move straight in!

Situated in a convenient location just a stone's throw away from Nottingham City Centre and all the amenities it has to offer including local and regional transport links, shops, and eateries.

In brief, the accommodation comprises an entrance hall, an open plan lounge/dining room with a Juliet balcony, a modern fitted kitchen, and two double bedrooms serviced by a three-piece bathroom suite. To the outside of the property is a low-maintenance driveway providing a private driveway and off street gated parking for up to 4 cars.

A VIEWING COMES RECOMMENDED TO FULLY APPRECIATE ALL THE PROPERTY HAS TO OFFER, SELLING WITH NO UPWARD CHAIN.





Entrance Hall

With a composite front door providing access to the accommodation from the rear elevation, leading into the inner entrance hall. Carpeted flooring with staircase leading to the open plan living on the top floor and basement level giving access to the bedrooms and bathroom

Basement Level

Inner Entrance Hallway

The hallway has carpeted flooring, and a wall-mounted radiator and provides access to the basement-level accommodation.

Main Bedroom

 $10'9" \times 10'5"$ approx (3.28m \times 3.18m approx) The main bedroom has carpeted flooring, a wall-mounted radiator, recessed spotlights to the ceiling, and a UPVC double-glazed window to the front elevation

Bedroom Two

13'10" × 7'6" approx (4.22 × 2.31 approx)

The second bedroom has carpeted flooring, a wallmounted radiator, fitted wardrobes, a built-in cupboard, recessed spotlights, and UPVC double-glazed window to the front elevation

Bathroom

7'8" × 5'5" approx (2.34 × 1.66 approx)

The modern bathroom has tiled flooring, a chrome heated towel rail, a dual flush W/C, a countertop sink, a 'P' shaped bath with a wall-mounted electric shower, partially tiled walls, an extractor fan, recessed spotlights and a UPVC double glazed obscure window.

First Floor

Kitchen/Lounge Diner

18'8" × 17'0" approx (5.69 × 5.19 approx)

The main living space is located on the top floor of this fantastic property. The lounger area has carpeted flooring, two wall-mounted radiators, a TV point, UPVC double-glazed windows, and UPVC double-glazed French doors creating a Juliet balcony to the front elevation. The kitchen area has laminated flooring, a range of fitted wall and base

units with wood effect worktops, under cabinet lighting, a stainless-steel sink with mixer taps and a drainer, an integrated oven with an electric hob and extractor hood, an integrated dishwasher, an integrated fridge and a UPVC double glazed window to the rear elevation

Front of Property

To the front of the property is a small lawned garden with fencing to the borders. Private driveway and off street gated parking for up to 4 cars.

Rear of Property

To the rear of the property is a large driveway providing ample off-the-road hard standing and the rear access door provides access to the accommodation

Council Tax Local Authority: Nottingham Council Tax band A

Agents Notes: Additional Information Electricity – Mains supply Water – Mains supply Heating – Gas central heating Septic Tank – No Broadband – BT, Sky Broadband Speed - Standard I 2mbps Ultrafast I000mbps Phone Signal – 02, Vodafone Sewage – Mains supply Flood Risk – No flooding in the past 5 years Flood Defences – No Non-Standard Construction – No Any Legal Restrictions – No Other Material Issues – No





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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Robert Ellis





78 Front Street, Arnold, Nottinghamshire, NG5 7EJ arnold@robertellis.co.uk

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