

HoldenCopley

PREPARE TO BE MOVED

Sneinton Hermitage, Sneinton, Nottinghamshire, NG2 4BS

Guide Price £200,000 - £220,000

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GREAT INVESTMENT OPPORTUNITY...

This end-terraced house contains two self-contained flats that are both ready to be let whilst also benefiting from a small parcel of land to the rear offering scope for further development (subject to planning), making them a great investment opportunity for any new or experienced investors looking for a property to add to their portfolio. This property is situated in the prime location in the heart of Sneinton within close proximity to a range of shops, eateries and transport links into the City Centre. Internally to the ground floor is a two bedroom self-contained flat and to the first and second floor is a three bedroom self-contained flat. This property offers great potential whilst being sold to the market with no upward chain.

MUST BE VIEWED!





- End Terrace House
- Two Self-Contained Flats
- Five Bedrooms
- Two Kitchens
- Two Living Rooms & Bathrooms
- Popular Location
- No Upward Chain
- Great Investment Opportunity
- Small Parcel Of Land To Rear
- Perfect For Development
- 360 Virtual Tour





FLAT B - GROUND FLOOR

Kitchen

10'11" x 8'5" (3.33m x 2.57m)

The kitchen has vinyl flooring, a range of fitted wall and base units with marble effect worksurfaces, stainless steel sink with drainer and mixer taps, radiator, space and plumbing for a washing machine and other appliances, thermostat, a window to the side elevation and a single wooden door providing access into the accommodation

Living Room

13'8" max x 11'1" max (4.19m max x 3.38m max)

The living room has a smoke alarm, in-built storage cupboard, radiator two windows to the side and rear elevation

Master Bedroom

13'5" x 7'0" (4.11m x 2.15m)

The main bedroom has carpeted flooring, radiator and window to the front elevation

Bedroom Two

13'5" x 6'11" (4.11m x 2.13m)

The second bedroom has carpeted flooring, radiator and a window to the front elevation

Hall

The hall has carpeted flooring

Bathroom

8'11" x 4'10" (2.72m x 1.49m)

The bathroom has wood effect flooring, partially tiled walls, radiator, in-built storage cupboard with the boiler, low level flush WC, pedestal washbasin with taps, radiator and a recessed shower area with a wall mounted electric shower

FLAT A - FIRST FLOOR

Entrance

The entrance hall has a single door providing access into the accommodation

Bathroom

10'5" max x 5'6" (3.20m max x 1.68m)

The bathroom has tile effect flooring, partially tiled walls, radiator, low level WC, pedestal washbasin with taps, panelled bath with mixer taps and shower over and a double glazed obscure window to the side elevation

Hall

The hall has carpeted flooring and a radiator

Kitchen

12'4" x 8'8" (3.78m x 2.65m)

The kitchen has wood effect flooring, a range of fitted wall and base units with rolled edge worksurfaces, stainless steel sink with a drainer and mixer taps, wall mounted boiler, radiator, space for an oven and other appliances and a double glazed window to the rear elevation

Living Room

14'9" x 14'4" (4.52m x 4.38m)

The living room has carpeted flooring, recessed chimney breast, in-built storage cupboard, radiator and double glazed window to the front elevation

FLAT A - SECOND FLOOR

Landing

The landing has a double glazed window to the front elevation and provides access to the second floor accommodation

Bedroom One

12'4" x 8'11" (3.78m x 2.72m)

The main bedroom has a recessed chimney breast, radiator and a double glazed window to the rear elevation

Bedroom Two

11'7" x 6'11" (3.55m x 2.12m)

The second bedroom has a radiator, recessed chimney breast and double glazed window to the front elevation

Bedroom Three

14'9" x 6'8" (4.51m x 2.04m)

The third bedroom has a radiator and double glazed window to the front elevation

OUTSIDE

Outside there is gated access providing access to the accommodation and availability for on street parking

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:

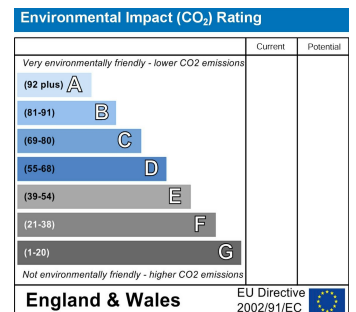
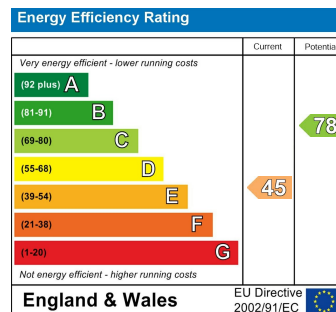
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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 license 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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