

HoldenCopley

PREPARE TO BE MOVED

Durham Avenue, Sneinton, Nottinghamshire NG2 4LU

Guide Price £195,000

Durham Avenue, Sneinton, Nottinghamshire NG2 4LU



Guide Price - £195,000 - £220,000

CASH BUYERS ONLY & NO UPWARD CHAIN...

This period detached house stands as a testament to history, set back from a shared private driveway, offering both privacy and potential. The property comes with a unique opportunity, as planning permission was previously granted in May 2020 by Nottingham City Council for a separate, brand new three-bedroom detached dormer property, complete with parking. The proposed dwelling, spanning approximately 912 square feet, was designed to stand in front of the existing building, contingent upon the removal of the current garage at the front boundary of Durham Avenue. While the planning permission has since lapsed in May 2023, it presents an intriguing possibility for rejuvenation with the potential for re-submission. The existing house, rich in character, beckons with promise and room for enhancement. A canvas for creativity, the ground floor unfolds with a kitchen, breakfast room, sitting room, and a versatile third reception room that could serve as an additional bedroom. Ascending to the upper floor reveals two bedrooms and a modern bathroom equipped with an electric shower. This residence, with its historical allure, presents an exciting prospect for those seeking a unique project. With ample space for improvement, this property invites a touch of modernisation to unlock its full potential. Notably, the absence of an upward chain adds to the allure of this opportunity, making it an ideal canvas for those looking to craft their dream home in a coveted Nottingham locale.

MUST BE VIEWED





- Detached House
- Two Bedrooms
- Two Reception Rooms
- Good-Sized Kitchen
- Three-Piece Bathroom Suite
- Storage Space
- UPVC Double-Glazing
- Planning Previously Approved For New Dwelling
- Generous-Sized Gardens
- Double Garage & Outbuilding





GROUND FLOOR

Entrance

3'4" x 1'8" (1.04 x 0.51)

The entrance hall has carpeted flooring, UPVC double-glazed windows, and a single UPVC door providing access into the accommodation.

Sitting Room

14'1" x 10'7" (4.31 x 3.23)

The sitting room has a UPVC double-glazed square bay window, carpeted flooring, two radiators, a TV point, and access into a store room.

Living Room

14'3" x 10'11" (4.36 x 3.35)

The living room has a UPVC double-glazed bay window, an additional window, carpeted flooring, exposed beams on the ceiling, and a radiator.

Dining Room

9'8" x 8'7" (2.95 x 2.63)

The dining room has a UPVC double-glazed window, vinyl flooring, a radiator, and multiple in-built storage cupboards.

Kitchen

9'9" x 8'3" (2.98 x 2.52)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, space for a cooker, tiled splashback, vinyl flooring, a skylight, a single-glazed window, and a single door providing access into the accommodation.

FIRST FLOOR

Landing

10'11" x 3'7" (3.35 x 1.11)

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

Master Bedroom

14'8" x 11'0" (4.49 x 3.37)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a TV point, and a radiator.

Bedroom Two

9'6" x 8'10" (2.92 x 2.70)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a dado rail, a radiator, and an in-built cupboard.

Bathroom

10'4" x 5'7" (3.16 x 1.71)

The bathroom has a concealed dual flush W/C, a vanity unit wash basin, an electrical shaving point, a panelled bath with a wall-mounted electric shower fixture and a shower screen, partially tiled walls, vinyl flooring, a radiator, and a UPVC double-glazed obscure window.

OUTSIDE

To the front of the property is a large lawned garden with a patio pathway, access into an outhouse, a timber built shed, and a range of plants and shrubs along with access into the double garage.

Double Garage

25'2" x 22'5" (7.68 x 6.84)

The double garage has sliding doors opening out onto the front driveway.

DISCLAIMER

Disclaimer: The contract with TP Knotweed Solutions is a 5 year paid contract, which will need to be accepted by any prospective buyer for it to be continued.

Council Tax Band Rating - Nottingham City Council - Band B

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.

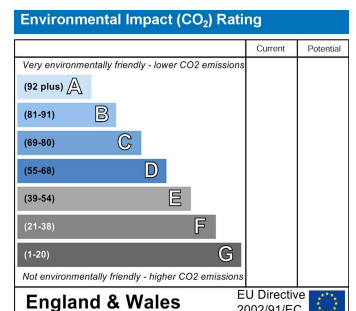
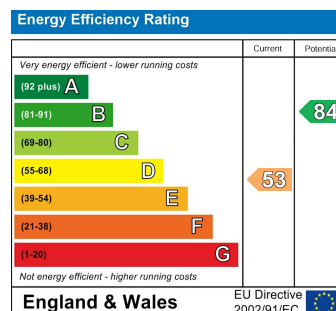
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

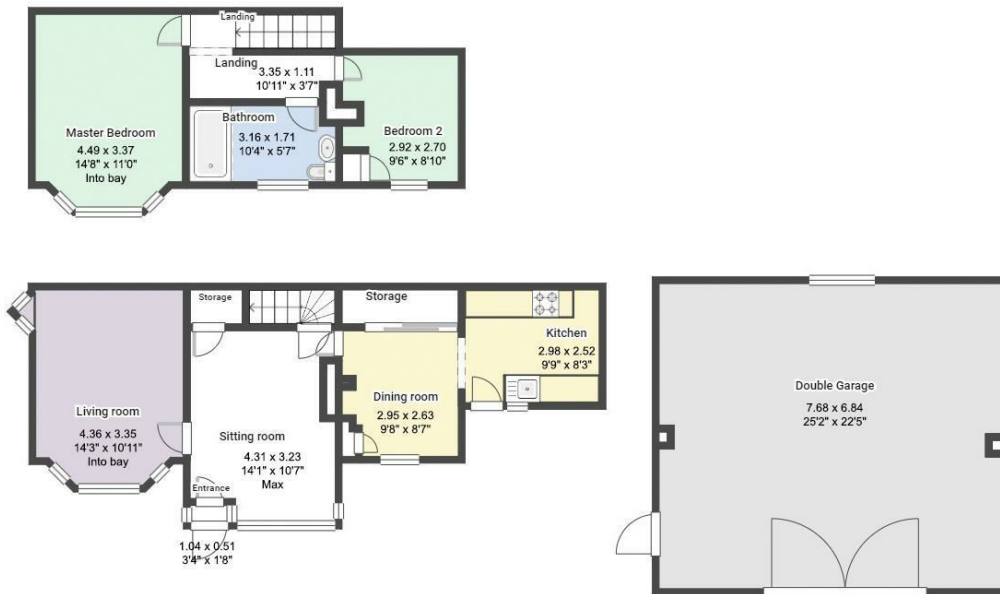
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



Durham Avenue, Sneinton, Nottinghamshire NG2 4LU

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.