Holden Copley PREPARE TO BE MOVED

Bleasby Street, Sneinton, Nottinghamshire NG2 4FR

Guide Price £150,000

Bleasby Street, Sneinton, Nottinghamshire NG2 4FR





GUIDE PRICE £150,000 - £160,000

ATTENTION ALL INVESTORS...

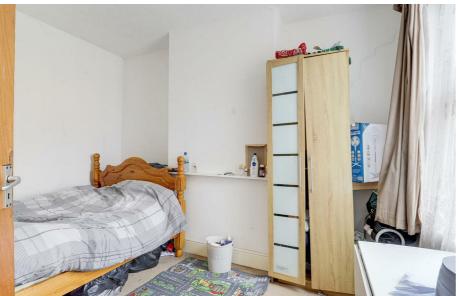
This three bedroom mid-terraced house offers plenty of space and potential throughout and is coming to the market with the option of tenant in situ, making it an ideal purchase for any investor. Located in the heart of Sneinton, this house benefits from having great transport links into Nottingham City Centre, as well as a range of local amenities, eateries and schools. To the ground floor is a living room, a dining room and a kitchen. To the first floor are two good-sized bedrooms serviced by a three-piece bathroom suite. To the second floor is a third spacious bedroom. Outside to the front is the availability for onstreet parking and to the rear is an enclosed yard with mature plants and shrubs and gated access.

MUST BE VIEWED









- Mid-Terraced House
- Three Bedrooms
- Three-Piece Bathroom Suite
- Two Reception Rooms
- Enclosed Yard
- On-Street Parking
- Great Investment Opportunity
- Plenty Of Potential
- Must Be Viewed







GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a wall-mounted consumer unit, a radiator and a single UPVC door providing access into the accommodation.

Living Room

 $10^{\circ}11'' \times 13^{\circ}8'' (3.33m \times 4.18m)$

The living room has carpeted flooring, a radiator, two TV points, decorative ceiling beams and a UPVC double-glazed bay-shaped window to the front elevation.

Dining Room

 $II^{\circ}O'' \times I2^{\circ}2'' (3.37m \times 3.73m)$

The dining room has carpeted flooring, a feature fireplace with a decorative surround, decorative ceiling beams, a radiator and a UPVC double-glazed window to the rear elevation.

Kitchen

 $II^*I'' \times 6^*7'' (3.39m \times 2.02m)$

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with a swan neck tap and a drainer, space for a cooker, an extractor fan, space and plumbing for a washing machine, space for a fridge/freezer, an in-built storage cupboard, a wall-mounted combi-boiler, tiled flooring, tiled splashback and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

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

Bedroom One

 11^5 " × 14^1 " (3.48m × 4.30m)

The first bedroom has carpeted flooring, a radiator, an in-built storage cupboard and two UPVC double-glazed windows to the front elevation.

Bedroom Two

 8^4 " × 12^0 " (2.56m × 3.67m)

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

Bathroom

 $10^{\circ}7'' \times 6^{\circ}7'' (3.25m \times 2.03m)$

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower, a radiator, wood-effect flooring, partially tiled walls and two UPVC double-glazed obscure windows to the side and rear elevations.

SECOND FLOOR

Bedroom Three

 $11^{2} \times 16^{5} (3.42 \text{m} \times 5.0 \text{lm})$

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

OUTSIDE

Front

To the front of the property is the availability for on-street parking.

Rear

To the rear of the property is an enclosed yard with a concrete seating area, mature plants and shrubs and gated access.

DISCLAIMER

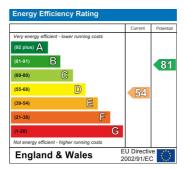
Council Tax Band Rating - Nottingham City Council - Band A This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

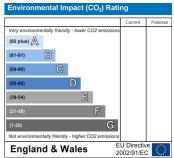
The vendor has advised the following: Property Tenure is Freehold

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.

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. Holden Copley 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 Holden Copley 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.









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.