

# HoldenCopley

PREPARE TO BE MOVED

Sneinton Boulevard, Sneinton, Nottinghamshire NG2 4FN

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Guide Price £170,000 - £190,000



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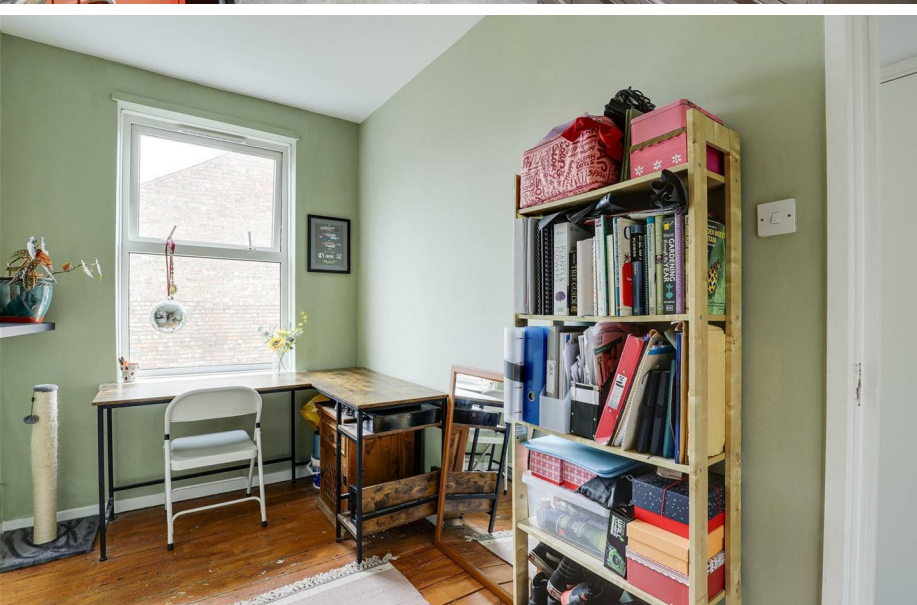
CLOSE PROXIMITY TO THE CITY CENTRE...

This three-bedroom mid-terrace house offers deceptively spacious accommodation, making it an ideal choice for first-time buyers or families. Boasting close proximity to a variety of local amenities such as shops, eateries, excellent transport links and school catchments, convenience is at your doorstep. The ground floor features two reception rooms perfect for entertaining or relaxing, along with a fitted kitchen. Ascend to the first floor to find two bedrooms and a three-piece bathroom suite. The second floor is dedicated to the master bedroom, providing a serene retreat. Additionally, the basement offers a versatile cellar space. Outside, on-street parking is available at the front, while the rear of the property reveals a private, low-maintenance garden.

MUST BE VIEWED







- Terrace House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom Suite
- Cellar
- Private Low Maintenance Rear Garden
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed











BASEMENT

Cellar

12'0" x 14'2" (3.67m x 4.32m)

The cellar has lighting and power points.

GROUND FLOOR

Dining Room

11'11" x 14'4" (3.64m x 4.37m)

The dining room has a UPVC double-glazed bow window to the front elevation, wooden flooring, a radiator, coving and a UPVC single door providing access into the accommodation.

Living Room

15'3" x 11'10" (4.66m x 3.61m)

The living room has a UPVC double-glazed window to the rear elevation, wooden flooring, a wall-mounted electric fire and coving.

Kitchen

11'1" x 6'7" (3.40m x 2.02m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob, space and plumbing for a washing machine and dishwasher, a stainless steel sink with a drainer and mixer tap, vinyl flooring, a radiator, a wall-mounted boiler, partially tiled walls, a UPVC double-glazed window to the rear elevation and a UPVC single door providing access out to the garden.

FIRST FLOOR

Bedroom Two

11'10" x 11'11"m (3.62m x 3.64mm)

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

Bedroom Three

6'6" x 12'0" (1.99m x 3.68m)

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

Bathroom

7'10" x 5'0" (2.41m x 1.53m)

The bathroom has a low level flush W/C, a vanity style wash basin with fitted storage, a fitted panelled bath with an electric shower, a radiator, vinyl flooring, tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Master Bedroom

19'4" x 12'11" (5.90m x 3.70m)

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

OUTSIDE

Front

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

Rear

To the rear of the property is a garden patio with a brick wall boundary and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G available & some 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Surface water - High risk of flooding

Rivers and sea - Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Under The Estate Agency Act, we wish to notify all prospective buyers that this property is being sold by a family member of an HoldenCopley employee.

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.

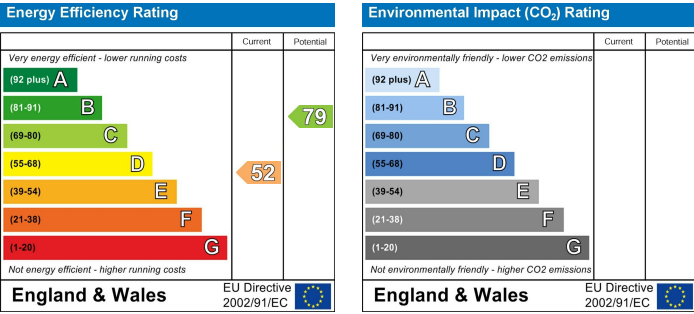
The vendor has advised the following:

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 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.





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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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