

HoldenCopley

PREPARE TO BE MOVED

Sneinton Dale, Nottingham, Nottinghamshire NG2 4HJ

Guide Price £140,000 - £160,000

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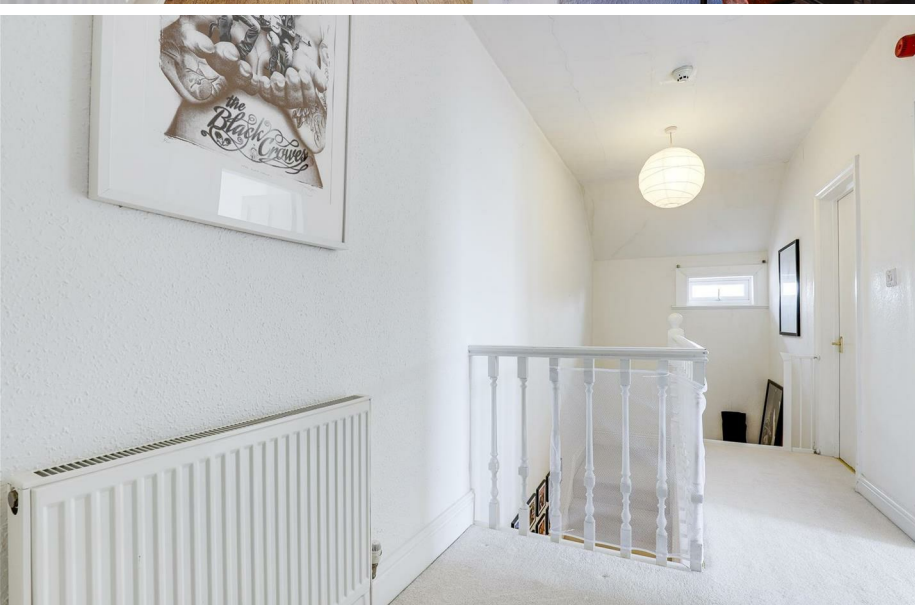
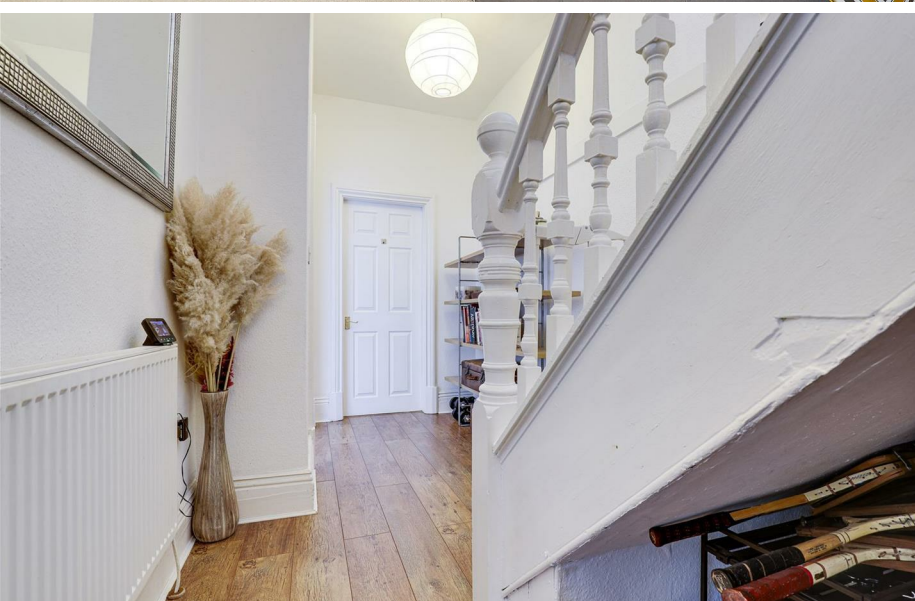
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VICTORIAN DUPLEX MAISONETTE...

Step into a piece of Nottingham's history with this Victorian Duplex Maisonette, offering a unique blend of period character and modern living. Ideally located just a short stroll from the Nottingham Racecourse, this delightful property is surrounded by a wealth of local amenities and boasts excellent transport links to Nottingham City Centre and surrounding areas, making it perfect for commuters, or those seeking a vibrant lifestyle. As you enter the property, you are welcomed by a spacious entrance porch, which leads to the first floor via a staircase. The first floor showcases a bright and airy living room, complete with a bay window that floods the space with natural light. Adjacent to the living room is a newly fitted kitchen making it a practical and stylish space for cooking and entertaining. Also on the first floor is an additional room, offering versatile living options. Ascending the stairs to the second floor, you'll find three bedrooms, each with its own unique character. The master bedroom is particularly spacious, providing a serene retreat at the end of the day. Completing the second floor is a large, modern three-piece bathroom suite, featuring contemporary fixtures and fittings. The bathroom offers a comfortable space for relaxation, whether you prefer a long soak in the tub or a quick refreshing shower.

MUST BE VIEWED





- Victorian Duplex Maisonette
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Office / Bedroom Four
- Three-Piece Bathroom Suite
- Close To Local Amenities
- Excellent Transport Links
- Leasehold
- Must Be Viewed





GROUND FLOOR

Entrance Porch

4'10" x 9'1" (1.48m x 2.78m)

The entrance porch has carpeted flooring, and a door providing access into the accommodation.

FIRST FLOOR

Entrance Hall

6'6" x 20'11" (1.99m x 6.13m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a door opening to the first floor accommodation,

Living Room

14'2" x 20'2" (4.34m x 6.16m)

The living room has a UPVC double glazed bay window to the front elevation, two radiators, a TV point, coving to the ceiling, a picture rail, and wood-effect flooring.

Kitchen

14'11" x 12'9" (4.56m x 3.89m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, a gas ring hob, stainless steel splashback, and extractor fan, space and plumbing for a washing machine, a wall-mounted boiler, space for a fridge freezer, space for a dining table, a radiator, coving to the ceiling, a feature fireplace with a decorative surround, a tiled splashback, tiled flooring, and a double glazed sash window.

SECOND FLOOR

Landing

14'10" x 6'5" (4.54m x 1.97m)

The landing has a UPVC double glazed window, carpeted flooring, a radiator, and access to the first floor accommodation.

Master Bedroom

14'3" x 17'10" (4.36m x 5.46m)

The main bedroom has a UPVC double glazed window, two radiators, and carpeted flooring.

Bedroom Two

12'7" x 6'0" (3.85m x 1.83m)

The second bedroom has a UPVC double glazed window, a radiator, and carpeted flooring.

Bedroom Three

11'3" x 4'11" (3.43m x 1.52m)

The third bedroom has a UPVC double glazed window, a radiator, access into the loft, and carpeted flooring.

Bathroom

8'3" x 12'9" (2.53m x 3.90m)

The bathroom has a UPVC double glazed obscure sash window, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, an extractor fan, partially tiled walls, and tiled flooring.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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 Leasehold

Management Fee the year marketing commenced (LPA): £240

Ground Rent in the year marketing commenced (LPA): £150.00

Property Tenure is Leasehold. Term : 125 years from 14TH September 2007

Term remaining 108 years.

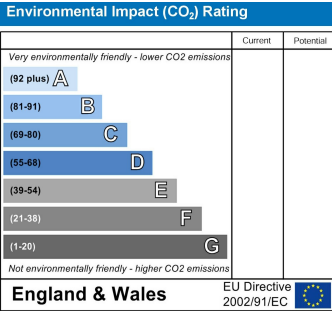
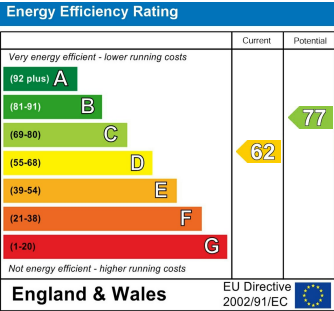
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

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.

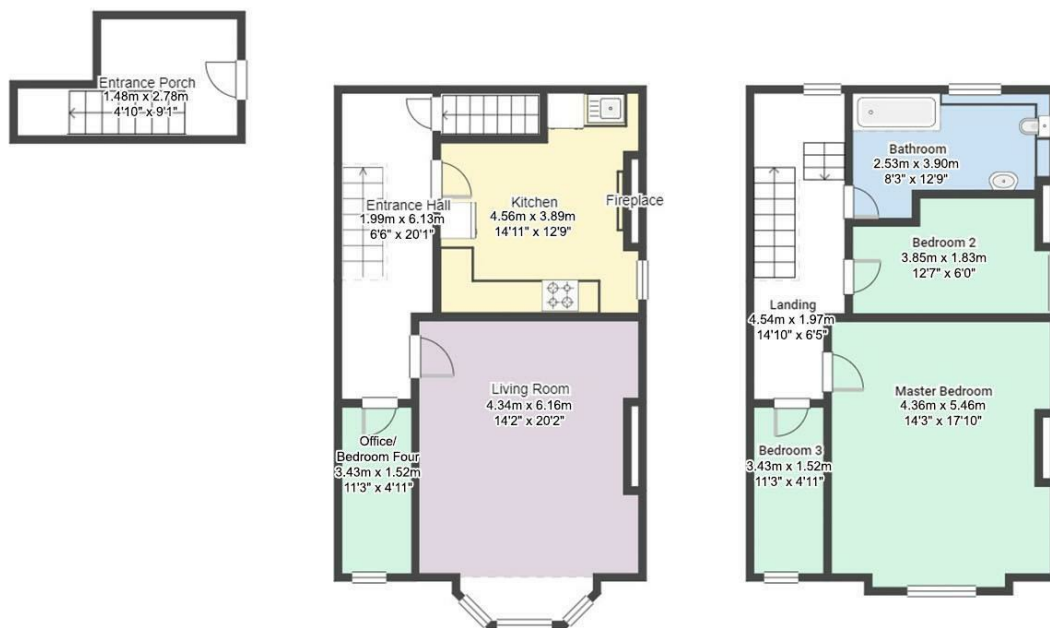
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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