

HoldenCopley

PREPARE TO BE MOVED

Colwick Road, Sneinton, Nottinghamshire NG2 4AX

Offers In The Region Of £260,000 - £280,000

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NO UPWARD CHAIN...

This renovated five-bedroom semi-detached house spans three floors, offering spacious and versatile accommodation ideal for a growing family or an investment opportunity. Situated in a convenient location close to the City Centre, the property benefits from proximity to various local amenities, excellent school catchments, and efficient commuting links. The ground floor features a welcoming entrance and inner hall, two generously sized reception rooms, a dining room seamlessly integrated with the kitchen, and a practical W/C. On the first floor, you'll find three well-proportioned double bedrooms, one serviced by an en-suite, and a stylish modern bathroom. The second floor completes the home with two additional double bedrooms, providing ample living space. Externally, the property offers on-street parking at the front and a low maintenance south-facing garden at the rear, perfect for relaxation or entertaining. This home combines modern updates with a functional layout, making it a must-see property.

MUST BE VIEWED





- Semi-Detached House
- Five Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Bathroom & En-Suite
- Ample Storage Space
- Low Maintenance South-Facing Courtyard
- Owned Solar Panels
- Close To City Centre





GROUND FLOOR

Entrance Hall

3'11" x 12'4" (1.20m x 3.78m)

The entrance hall has matting coir flooring and a single UPVC door providing access into the accommodation.

Living Room

12'0" x 13'7" (3.66m x 4.16m)

The living room has a UPVC double-glazed bay window to the front elevation, parquet-style wooden flooring, coving to the ceiling, a picture rail, a TV point, a radiator, and a decorative arched alcove with an exposed brick border.

Hall

5'6" x 12'10" (1.69m x 3.93m)

The inner hall has wood-effect flooring, carpeted stairs with wooden spindles, a decorative ceiling arch, and a radiator.

Family Room

12'9" x 10'5" (3.90m x 3.20m)

This room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, coving to the ceiling, a picture rail, a TV point, and a radiator.

Dining Room

10'10" x 9'4" (3.32m x 2.87m)

The dining room has a UPVC double-glazed window to the side elevation, wood-effect flooring, a range of wall units, a wood-effect worktop with a breakfast bar, space and plumbing for a washing machine, space for various under counter appliances, a radiator, and open access into the kitchen.

Kitchen

10'9" x 7'10" (3.29m x 2.39m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, space for an under-counter appliance, wood-effect flooring, fully tiled walls, and a UPVC double-glazed window to the rear elevation.

Rear Porch

4'1" x 2'9" (1.26m x 0.86m)

The rear porch has wood-effect flooring and a single UPVC door providing access to the garden.

W/C

4'6" x 2'6" (1.39m x 0.77m)

This space has a low level flush W/C, a wash basin, wood-effect flooring, fully tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

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

Master Bedroom

14'9" x 12'1" (4.51m x 3.69m)

The main bedroom has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator, and access into the en-suite.

En-Suite

8'5" x 3'10" (2.58m x 1.19m)

The en-suite has a low level dual flush W/C, a wash basin, an electrical shaving point, a shower enclosure, tiled flooring, tiled splashback, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

12'11" x 10'7" (3.94m x 3.24m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, and a radiator.

Bedroom Three

11'8" x 7'9" (3.56m x 2.37m)

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

Bathroom

5'7" x 10'10" (1.72m x 3.32m)

The bathroom has a low level dual flush W/C, a wash basin, a corner fitted shower enclosure with a twin-rainfall shower, a heated towel rail, wood-effect flooring, an in-built cupboard, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing Two

2'5" x 9'1" (0.74m x 2.78m)

The upper landing has carpeted flooring, an in-built storage cupboard, and provides access to the second floor accommodation.

Bedroom Four

12'2" x 12'1" (3.72m x 3.69m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, exposed brick walls, an in-built cupboard, an exposed beam on the ceiling, and a radiator.

Bedroom Five

12'8" x 10'9" (3.88m x 3.28m)

The fifth bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, an exposed brick wall, a radiator, and an exposed beam on the ceiling.

OUTSIDE

Front

To the front of the property is on-street parking and side gated access to the rear.

Rear

To the rear of the property is a private enclosed low maintenance garden with a patio area, a pebbled area, a metal shed, an outdoor tap, and both fence panelling and brick walled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Mostly 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - High risk for surface water / very low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

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.

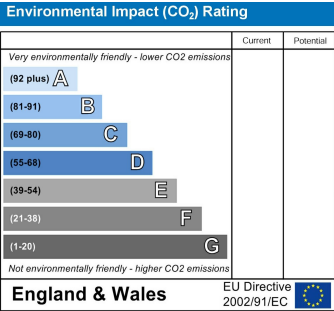
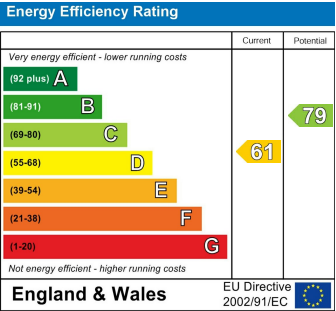
The vendor has advised the following:

Property Tenure is Freehold

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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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