

HoldenCopley

PREPARE TO BE MOVED

Ena Avenue, Sneinton, Nottinghamshire NG2 4NA

Offers In The Region Of £220,000

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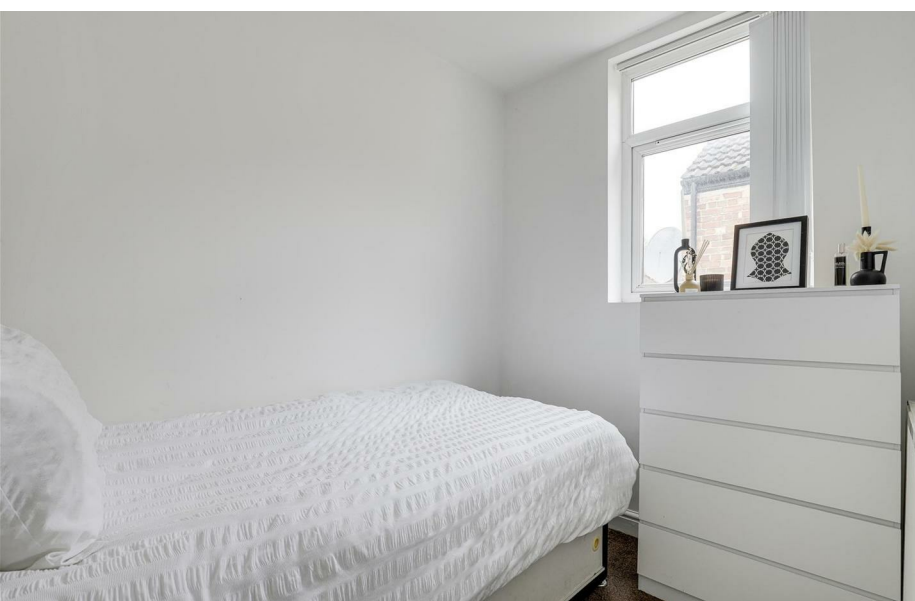


SEMI DETACHED HOUSE...

This well-presented three-bedroom semi-detached house offers generous living space, enhanced by a neutral décor that creates a bright and welcoming atmosphere throughout. Situated in a highly sought-after location near the City Centre, this home provides easy access to a wide selection of shops, restaurants, and local amenities, as well as excellent transport links for added convenience. Upon entering the property, you are welcomed into a spacious entrance hall that leads to the living room, which features a square bay window, allowing natural light to flood the space. Adjacent to the living room is a well-proportioned dining room, which seamlessly connects to the kitchen and utility room, offering ample space for both cooking and storage. The ground floor also benefits from a modern three-piece shower room. Upstairs, the first floor comprises two generously sized double bedrooms, alongside a smaller third bedroom that would be ideal as a child's room or a home office. A well-appointed three-piece bathroom suite completes this level. Externally, the property features a small courtyard at the front, providing access to the rear garden. The enclosed rear garden offers a combination of a patio area and a lawn, all bordered by fence panels for privacy, with gated access for convenience.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite
- Ground Floor Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, and a double glazed door providing access into the accommodation.

Living Room

14'10" x 12'4" (4.54m x 3.77m)

The living room has a UPVC double glazed square bay window to the front elevation, coving to the ceiling, a ceiling rose, a feature fireplace, and wood-effect flooring.

Dining Room

12'4" x 12'4" (3.77m x 3.77m)

The dining room has a UPVC double glazed window to the rear elevation, a TV point, an in-built cupboard, and wood-effect flooring.

Kitchen

14'4" x 7'10" (4.39m x 2.40m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a mixer tap and drainer, a freestanding cooker, an extractor fan, space and plumbing for a washing machine, tiled splash back, tiled flooring,

Utility Room

7'4" x 4'4" (2.25m x 1.34m)

The utility room has tiled flooring, space for an American fridge freezer, an a door opening to the rear garden.

Bathroom

9'0" x 6'7" (2.75m x 2.02m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, a heated towel rail, floor-to-ceiling tiling, and tiled flooring.

FIRST FLOOR

Landing

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

Bedroom One

12'5" x 11'11" (3.80m x 3.64m)

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

Bedroom Two

12'5" x 9'6" (3.80m x 2.90m)

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

Bedroom Three

7'10" x 5'10" (2.41m x 1.80m)

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

Bathroom

5'0" x 4'6" (1.53m x 1.38m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted electric shower fixture, floor-to-ceiling tiling, an tiled flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with a patio area, a lawn, a fence panelled boundary, and gated access.

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:

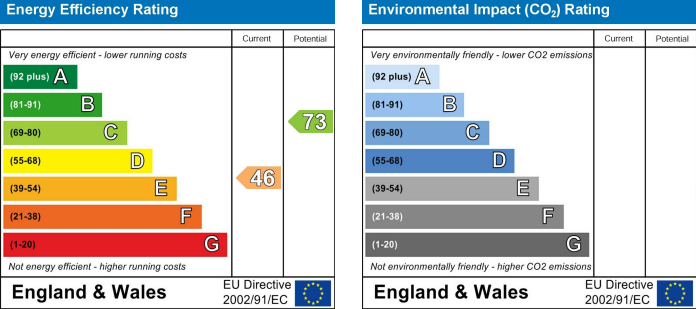
Property Tenure is Freehold

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.

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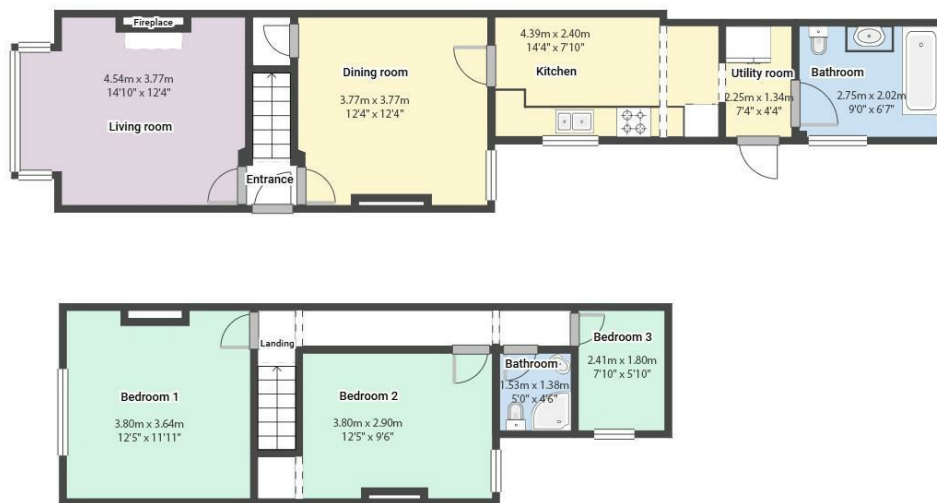
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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