

HoldenCopley

PREPARE TO BE MOVED

Ena Avenue, Sneinton, Nottinghamshire NG2 4NA

Guide Price £160,000 - £170,000

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IDEAL FOR FIRST-TIME BUYERS...

This two-bedroom end-terraced house presents a great opportunity for a variety of buyers, whether you're a first-time buyer or investor. Ideally located close to a range of local amenities including shops, schools, and excellent commuting links, this well-presented home has been updated by the current owner, including a new boiler and a new roof, offering added peace of mind. To the ground floor, the property features two generous reception rooms, a fitted kitchen, and a three-piece bathroom suite. The layout is both functional and flexible, ideal for everyday living and entertaining. A cellar adds valuable additional storage. Upstairs, there are two spacious double bedrooms, offering comfortable accommodation. Outside, there is on-street parking to the front, while to the rear, the property boasts a south-facing, low-maintenance garden, perfect for enjoying the sunshine with minimal upkeep.

MUST BE VIEWED!





- End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Three-Piece Bathroom Suite
- Cellar
- On-Street Parking
- South-Facing Rear Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

11'2" x 10'4" (3.41 x 3.15)

The living room has exposed wooden flooring, a radiator, a feature fireplace, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Dining Room

11'4" x 10'6" (3.46 x 3.22)

The dining room has laminate wood-effect flooring, a radiator, a recessed chimney breast alcove with a wooden mantel, access to the cellar and a UPVC double-glazed window to the rear elevation.

Kitchen

11'5" x 6'0" (3.49 x 1.83)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, gas hob, extractor fan, partially tiled walls, a wall-mounted boiler, space and plumbing for a washing machine, tiled flooring and a UPVC double-glazed window to the side elevation.

Passage

6'2" x 2'8" (1.88 x 0.83)

The passage has tiled flooring and a single UPVC door providing access to the rear garden.

Shower Room

7'1" x 5'7" (2.18 x 1.72)

The shower room has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, partially tiled walls, a radiator, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

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

Master Bedroom

11'4" x 10'8" (3.47 x 3.26)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard and wardrobe and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'4" x 10'5" (3.47 x 3.18)

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

BASEMENT

Cellar

11'5" x 10'5" (3.49 x 3.18)

The cellar has courtesy lighting, power sockets and ample storage space.

OUTSIDE

Front

Access to the front is access to on-street parking and shared gated access to the rear garden.

Rear

To the rear is an south-facing garden with a concrete patio area, a gravel patio area, shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

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

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.

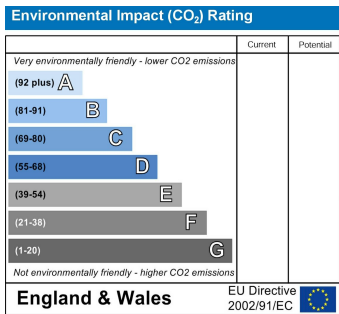
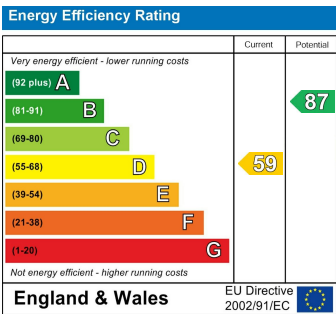
The vendor has advised the following:

Property Tenure is Freehold

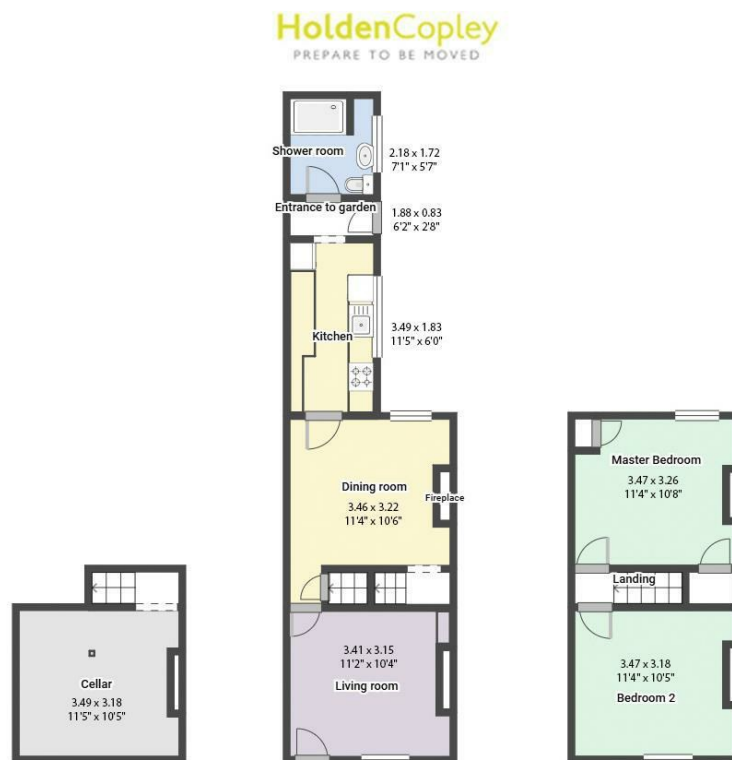
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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