

HoldenCopley

PREPARE TO BE MOVED

Ena Avenue, Sneinton, Nottinghamshire NG2 4NB

£190,000 - £200,000

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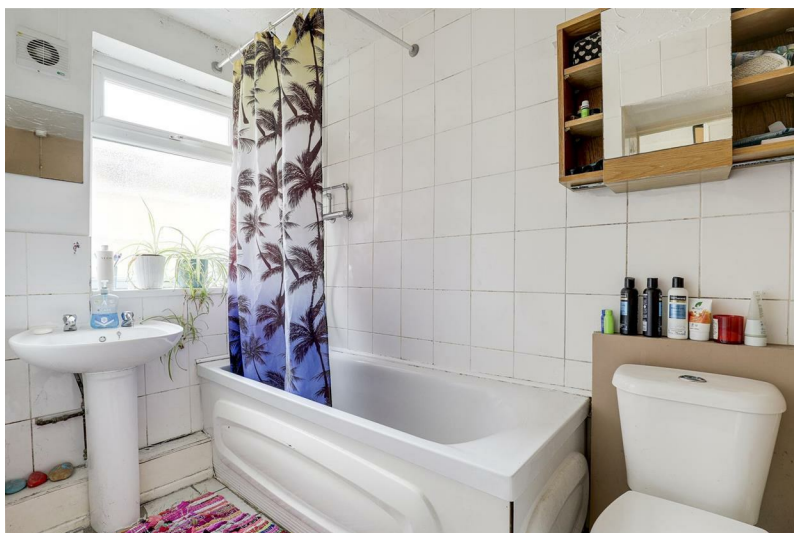


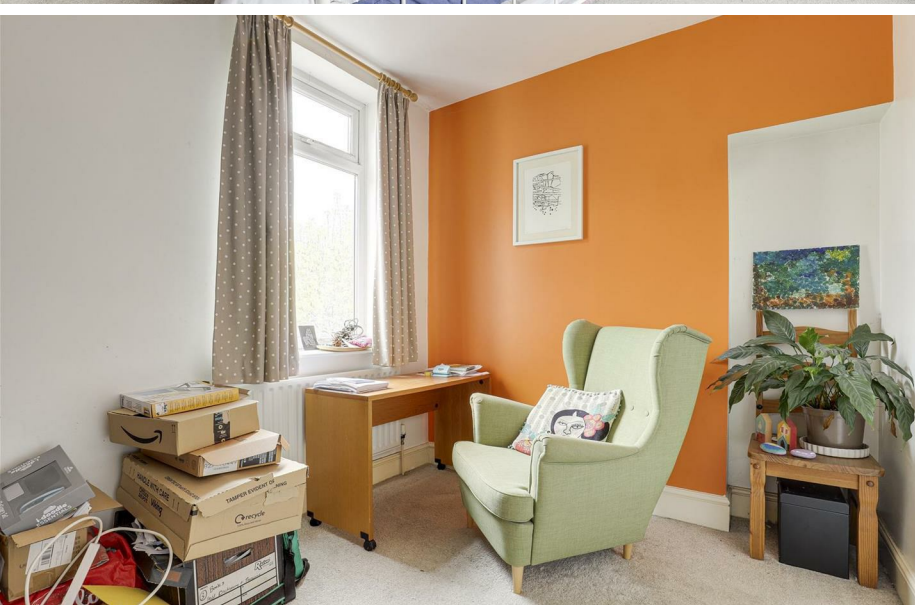
GUIDE PRICE: £190,000 - £200,000

NO UPWARD CHAIN...

This three-bedroom semi-detached house offers plenty of space and potential, making it an ideal purchase for a range of buyers – whether you're a first-time buyer, investor, or growing family. Offered to the market with no upward chain, this home is situated in a convenient location, just a short distance from Nottingham City Centre, a range of local amenities, excellent transport links, and within catchment for well-regarded schools. To the ground floor, the property benefits from an entrance hall, two spacious reception rooms, a fitted kitchen, and a three-piece bathroom suite. Upstairs, the first floor hosts three well-proportioned bedrooms, offering comfortable living accommodation throughout. Outside, the property enjoys on-street parking to the front and a private enclosed garden to the rear featuring a mature lawn and a brick-built garden room, perfect for additional storage or potential for conversion.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Galley-Style Kitchen
- Ground Floor Bathroom Suite
- Private Enclosed Garden
- Garden Room / Storage
- Close To City Centre
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'1" x 2'6" (0.94m x 0.78m)

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

Living Room

14'6" x 12'4" (4.43m x 3.78m)

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a TV point, and an open cast-iron fireplace with a stone decorative surround.

Dining Room

12'5" x 12'4" (3.80m x 3.78m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect laminate flooring, a radiator, an in-built under-stair cupboard, and a feature fireplace with a decorative surround.

Kitchen

9'4" x 8'11" (2.85m x 2.72m)

The kitchen has a range of fitted base and wall units, a rolled-edge worktop, an integrated oven with a five-ring gas hob and extractor fan, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, tiled splashback, and a single UPVC door providing access to the garden.

Bathroom

7'8" x 4'9" (2.36m x 1.46m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a shower fixture, partially tiled walls, tiled flooring, an extractor fan, a radiator, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

15'4" x 2'7" (4.69m x 0.79m)

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

Bedroom One

13'5" x 12'5" (4.10m x 3.79m)

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

Bedroom Two

13'6" x 9'5" (4.14m x 2.88m)

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

Bedroom Three

10'11" x 7'11" (3.35m x 2.42m)

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

OUTSIDE

Front

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

Rear

To the rear of the property is a private enclosed garden with a block-paved patio area, a lawn, access into the garden room / storage, and enclosed by fence panelled boundaries.

Garden Room

10'10" x 8'7" (3.1m x 2.64m)

The garden room has UPVC double-glazed windows, lighting, and a single UPVC door.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

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

(upload)

Phone Signal – Good 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 - Very low risk

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.

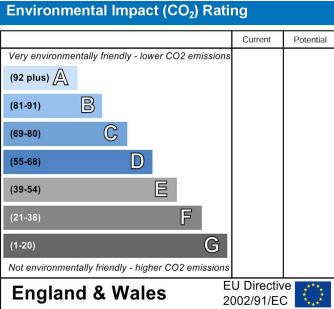
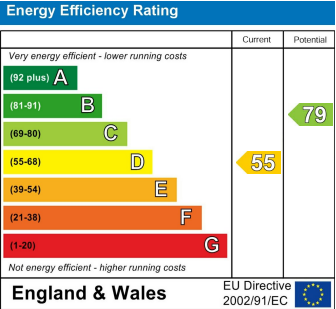
The vendor has advised the following:

Property Tenure is Freehold

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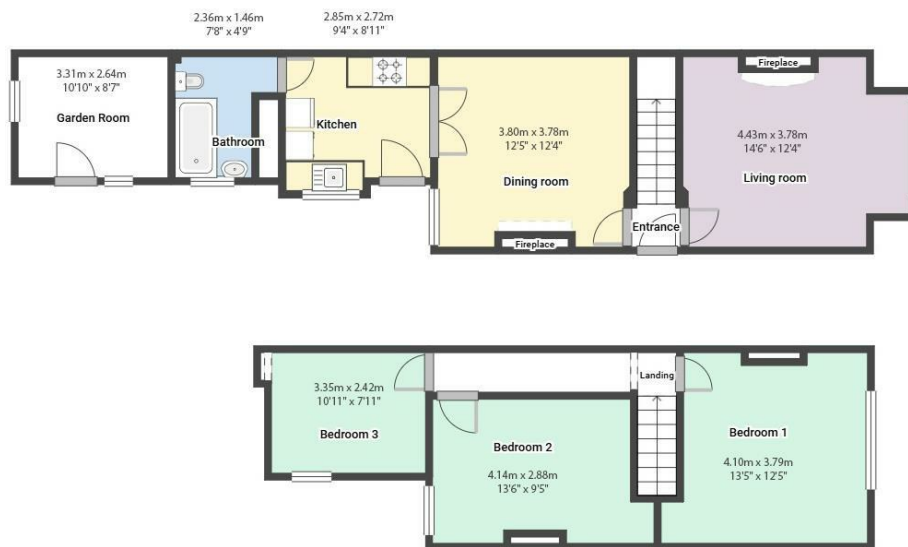
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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