

HoldenCopley

PREPARE TO BE MOVED

Mafeking Street, Sneinton, Nottinghamshire NG2 4AW

Guide Price £150,000 - £170,000

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NO UPWARD CHAIN...

This charming two-bedroom end-terraced home is well presented throughout and offered to the market with no upward chain, making it an ideal purchase for a variety of buyers, whether you're a first-time buyer, downsizer, or investor. Situated in a convenient location just a short distance from Nottingham City Centre, the property boasts excellent transport links, making it perfect for commuters. To the ground floor, the property comprises an entrance hall, a spacious living room with an archway leading to a fitted kitchen. Upstairs, there is a double bedroom, a comfortable single bedroom, and a three-piece bathroom suite. Outside, the property benefits from a driveway providing off-street parking to the front, along with gated side access to a low-maintenance enclosed rear garden, featuring a decked seating area, perfect for relaxing or entertaining.

MUST BE VIEWED



- End-Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Low-Maintenance Rear Garden
- Driveway
- Garage
- No Upward Chain
- Excellent Transport Links

GROUND FLOOR

Entrance Hall

4'0" x 2'11" (1.23m x 0.91m)

The entrance hall has laminate wood flooring, a carpet stair runner, a wall-mounted thermostat, and a UPVC door providing access into the accommodation.

Living Room

13'1" max x 10'1" (4.01m max x 3.09m)

The living room has laminate wood flooring, coving to the ceiling, a radiator, a fireplace with a hearth and decorative surround, an in-built cupboard, a UPVC double-glazed window to the front elevation, and an archway providing open access into the kitchen.

Kitchen

13'2" x 7'3" (4.03m x 2.22m)

The kitchen is fitted with a range of shaker-style base and wall units with worktops, a stainless steel sink and drainer, a double oven with hob and extractor fan, space for a fridge freezer, and space and plumbing for a washing machine. Additional features include a radiator, partially tiled walls, coving to the ceiling, laminate flooring, a UPVC double-glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

5'11" x 5'1" (1.82m x 1.57m)

The landing features carpeted flooring, access to the boarded loft, and leads to the first-floor accommodation

Master Bedroom

13'3" max x 9'6" (4.05m max x 2.90m)

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

Bedroom Two

8'9" x 6'10" (2.67m x 2.09m)

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

Bathroom

5'11" x 5'5" (1.81m x 1.66m)

The bathroom has a low-level dual-flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and handheld showerhead, a chrome heated towel rail, laminate flooring, tiled walls, and a UPVC double-glazed obscure window to the rear elevation

OUTSIDE

Front


To the front of the property is a small lawn, courtesy lighting, a driveway for off-street parking, access to the garage, gated side access to the rear garden, and a mixture of brick wall and fence-panelled boundaries.


Rear

To the rear of the property is an enclosed garden with a decked seating area, a gravelled area, and a mixture of brick wall and bamboo screen boundaries.

ADDITIONAL INFORMATION

DISCLAIMER

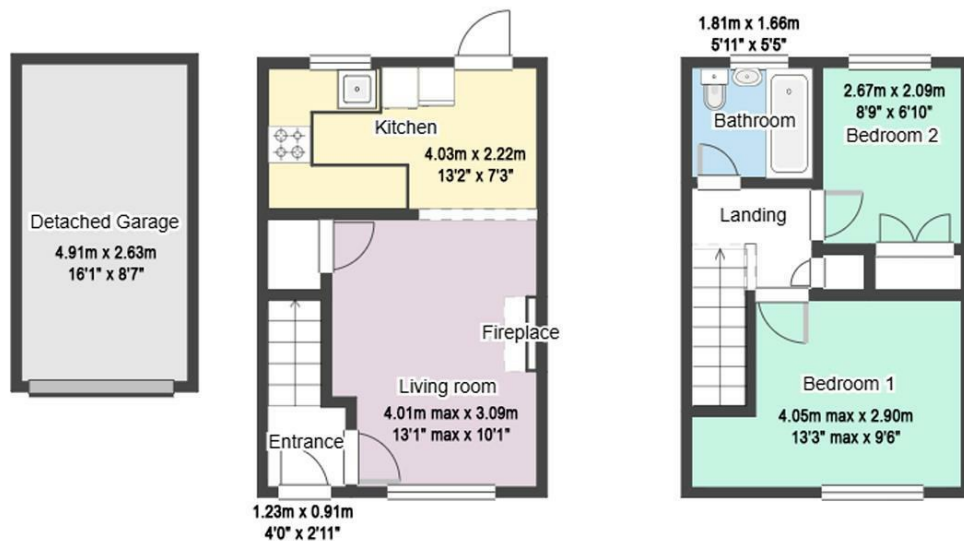
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC
		



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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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