

HoldenCopley

PREPARE TO BE MOVED

Colwick Road, Sneinton, Nottinghamshire NG2 4AL

Guide Price £210,000 - £230,000

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CASH BUYERS ONLY....

Offered to the market with no upward chain and available to cash buyers only, this five-bedroom mid-terraced property presents an excellent investment opportunity with potential. Located within easy reach of Nottingham City Centre, the property benefits from close proximity to a wide range of amenities including shops, cafes, restaurants, and excellent transport links. The property boasts a spacious accommodation spanning across three floors. The ground floor comprises an entrance hall, a reception room, a galley-style kitchen, a shower room, and a spacious double bedroom. On the first floor, there are two further bedrooms, a family bathroom, and a separate W/C. The top floor offers an additional two bedrooms, completing the substantial internal layout. Externally, the property features an enclosed rear garden.

MUST BE VIEWED!





- Mid-Terrace House
- Five Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Ground Floor Shower Room
- Three-Piece Bathroom Suite & W/C
- On-Street Parking
- Cash Buyers Only
- No Upward Chain
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving, a ceiling rose and a single door providing access into the accommodation.

Reception Room

11*5" x 12*0" (3.50m x 3.67m)

The reception room has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Kitchen

11*5" x 8*9" (3.48m x 2.69m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, space for a washing machine, partially tiled walls, a radiator, an extractor fan, an in-built storage cupboard, laminate wood-effect flooring and a UPVC double-glazed window to the side elevation.

Hall

The hall has laminate wood-effect flooring and a single composite door providing access to the rear garden.

Shower Room

5*8" x 8*10" (1.73m x 2.71m)

The shower room has a low level dua flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, space and plumbing for a washing machine, a wall-mounted boiler, waterproof boarding and a UPVC double-glazed obscure window to the rear elevation.

Master Bedroom

13*8" x 11*3" (4.18m x 3.43m)

The main bedroom has laminate wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed bay window to the front elevation.

FIRST FLOOR

Landing

5*4" x 11*8" (1.63m x 4.78m)

The landing has laminate wood-effect flooring, carpeted stairs, a radiator and access to the first floor accommodation.

Bedroom Two

14*6" x 14*1" (4.44m x 4.30m)

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

Bedroom Three

12*0" x 8*10" (3.66m x 2.70m)

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

Bathroom

8*0" x 8*9" (2.44m x 2.68m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with a shower fixture, a radiator, tiled flooring, waterproof boarding and a UPVC double-glazed obscure window to the rear elevation.

W/C

5*10" x 2*5" (1.78m x 0.75m)

This space has a low level dual flush W/C, laminate wood-effect flooring, waterproof boarding and a UPVC double-glazed obscure window the side elevation.

SECOND FLOOR

Landing

The landing has laminate wood-effect flooring, storage in the eaves and access to the second floor accommodation.

Bedroom Four

11*0" x 14*7" (3.36m x 4.46m)

The fourth bedroom has laminate wood-effect flooring, a radiator and a two UPVC double-glazed windows to the front elevation.

Bedroom Five

8*1" x 8*9" (2.47m x 2.68m)

OUTSIDE

Front

To the front of the property is access to on-street parking.

Rear

To the rear is an enclosed garden with fence panelling and brick-wall boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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 – Japanese knotweed in rear garden - vendor is in the process of putting a treatment plan in place

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.

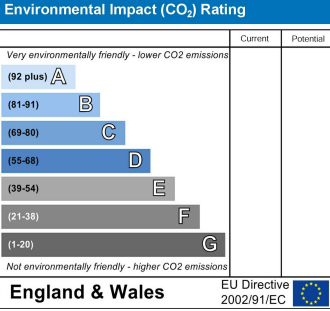
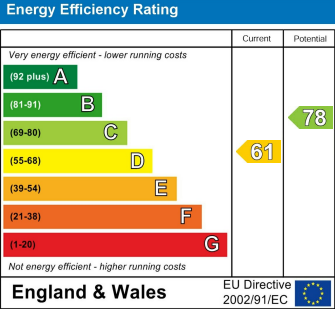
The vendor has advised the following:

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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