

HoldenCopley

PREPARE TO BE MOVED

St. Chads Road, Sneinton, Nottinghamshire NG3 2AU

£210,000

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IDEAL FOR FIRST-TIME BUYERS...

Perfectly suited for first-time buyers, this three-bedroom end-terraced house offers comfortable living in a convenient location. Overlooking the scenic King Edward Park, the property is a period home featuring high ceilings, bay windows, and other classic architectural details that add character and charm. Situated within close proximity to a wide range of shops, popular eateries, and schools, this home is also within walking distance of Nottingham City Centre and Sneinton Market. A large Lidl supermarket is just a short walk away. Excellent for young families, the property is just a 2-minute walk from a local nursery, with a Church of England primary school located at the top of the road. Stonebridge City Farm, a popular community destination for families, is also just a short walk away. The ground floor welcomes you with an entrance hall, leading to two spacious reception rooms, perfect for relaxing or entertaining. A fitted kitchen at the rear completes the ground floor layout, offering practical space for daily cooking. Upstairs, the home features two generous double bedrooms and a single bedroom, all served by a stylish three-piece family bathroom suite. Externally, the front of the property provides access to on-street permit parking. To the rear, you'll find a low-maintenance garden with an artificial lawn, a decked seating area ideal for outdoor dining or relaxation, and an array of plants and shrubs—creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- End-Terrace House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On-Street Permit Parking
- Low-Maintenance Rear Garden
- Ideal For First-Time Buyers
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2*11" x 12*9" (0.90m x 3.91m)

The entrance hall has wooden flooring, a radiator, recessed spotlights and a single door providing access into the accommodation.

Living Room

11*2" x 14*7" (3.42m x 4.46m)

The living room has carpeted flooring, a radiator, a recessed chimney breast alcove and a UPVC double-glazed bay window to the front elevation.

Dining Room

13*3" x 11*6" (4.04m x 3.53m)

The dining room has exposed wood flooring, a radiator, a recessed chimney breast alcove, open-plan access to the kitchen, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Kitchen

12*8" x 9*4" (3.87m x 2.86m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer and swan neck mixer tap, a wall-mounted boiler, space for a range cooker, washing machine & fridge freezer, partially tiled walls, recessed spotlights, tiled flooring, a radiator, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

5*6" x 20*1" (1.70m x 6.14m)

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

Master Bedroom

12*1" x 14*7" (3.70m x 4.46m)

The main bedroom has carpeted flooring, a radiator, a decorative mantelpiece and two UPVC double-glazed windows to the front elevation.

Bedroom Two

8*9" x 13*2" (2.68m x 4.03m)

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

Bedroom Three

5*9" x 9*2" (1.77m x 2.80m)

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

Bathroom

6*5" x 6*4" (1.96m x 1.95m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a counter top wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a vertical radiator, an exposed brick-wall, recessed spotlights, tiled flooring, a Velux window and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

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

Rear

To the rear is an enclosed low-maintenance garden, with an artificial lawn, a decked seating area, plants and 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 – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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.

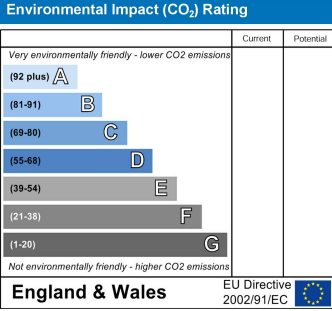
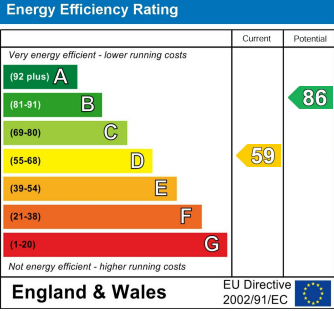
The vendor has advised the following:

Property Tenure is Freehold

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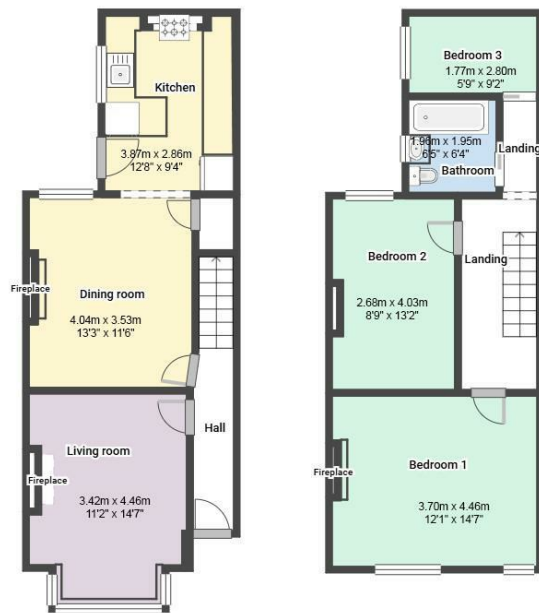
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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