

HoldenCopley

PREPARE TO BE MOVED

Anstey Rise, Sneinton, Nottinghamshire NG3 2BY

£170,000

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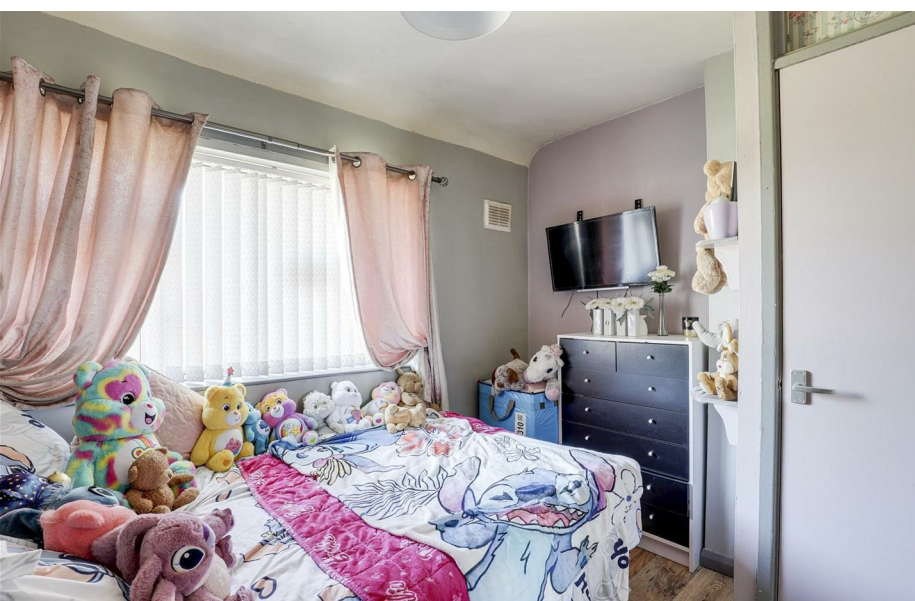


LOCATION, LOCATION, LOCATION...

Situated in a sought-after location within easy reach of Nottingham City Centre, this well-presented two-bedroom mid-terraced home offers convenient access to a variety of local amenities, excellent transport links, highly regarded schools, and universities making it the ideal purchase for a range of buyers. Internally, the property comprises an entrance hall, a spacious and welcoming living room, and a modern fitted kitchen with access to the rear garden. Upstairs, the first floor hosts two generously sized double bedrooms, both served by a three-piece bathroom suite. Outside, the front of the property features an enclosed garden with a hedged boundary and gated access, offering curb appeal and privacy. To the rear is a well-maintained, enclosed garden complete with artificial lawn, a separate grassed area, two useful sheds, and a charming Wendy house all set within fenced and hedged boundaries.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Three- Piece Bathroom suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Ideal For A First Time Buyer
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'5" x 2'9" (1.35m x 0.84m)

The entrance hall has carpeted flooring, a fitted base unit, and a UPVC door providing access to the accommodation

Living Room

13'6" x 11'8" (4.12m x 3.56m)

The living room has a UPVC double-glazed window to the front elevation, a TV point, a wall-mounted fire with a wooden surround, and wood-effect flooring.

Kitchen

16'6" x 6'5" (5.05m x 1.97m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, space for a freestanding cooker, space for a fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, space for a dining table, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear elevation, and a single door opening to the rear garden.

FIRST FLOOR

Landing

6'0" x 2'7" (1.83m x 0.81m)

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

Bedroom One

13'5" x 9'10" (4.09m x 3.00m)

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

Bedroom Two

9'8" x 8'5" (2.95m x 2.58m)

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

Bathroom

6'6" x 5'4" (1.99m x 1.63m)

The bathroom has a UPVC double-glazed obscure window to the rear elevation, an extractor fan, a low-level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and shower screen, a radiator, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is an enclosed garden, with a hedges boundary, and gated access.

Rear

To the rear of the property is an enclosed garden with artificial lawn, two sheds, a Wendy house, a lawn, fence panelled, and hedged boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 100Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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.

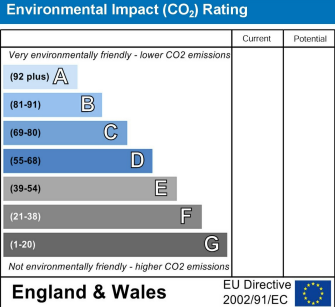
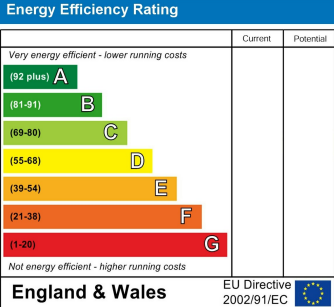
The vendor has advised the following:

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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