

HoldenCopley

PREPARE TO BE MOVED

Port Arthur Road, Sneinton, Nottinghamshire NG2 4GB

£180,000

NO UPWARD CHAIN...

This three-bedroom end-terraced house is an ideal purchase for a variety of buyers, particularly first-time buyers or investors, offering spacious accommodation with fantastic potential throughout. Ready to move straight into, the property also provides the opportunity to put your own stamp on it and truly make it your own. The ground floor comprises a spacious reception room, a fitted kitchen with ample worktop and storage space, a four-piece bathroom suite, and access to a cellar—ideal for extra storage or future use. Upstairs, the first floor hosts two generously sized double bedrooms, while the second floor features a further double bedroom, making this home perfect for families or sharers. Outside, the property benefits from access to on-street parking at the front and a low-maintenance courtyard to the rear, providing a private outdoor space. Located in a well-connected residential area close to local shops, excellent schools, and a short distance from Nottingham City Centre, this property offers convenience and lifestyle in equal measure.

MUST BE VIEWED



- End-Terraced House
- Three Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- On-Street Parking
- Low-Maintenance Garden
- Cellar
- No Up-Ward Chain
- Well-Connected Area

GROUND FLOOR

Living Room
11'4" x 11'3" (3.46m x 3.45m)

The living room has laminate flooring, a radiator, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Kitchen
11'5" x 11'10" (3.48m x 3.62m)

The kitchen has fitted shaker-style base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, space for a free-standing oven, an extractor fan, a tiled splashback, a radiator, space for a fridge freezer, space and plumbing for a washing machine, laminate flooring, and a UPVC double-glazed window to the rear elevation.

Hallway
3'9" x 7'1" (1.16m x 2.18m)

The porch has laminate flooring, an in-built cupboard, and a UPVC door providing access to the rear garden.

Bathroom
7'10" x 6'6" (2.41m x 2.00m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted electric shower and handheld shower head, a panelled bath, a chrome heated towel rail, an extractor fan, laminate flooring, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing
8'9" x 5'1" (2.69m x 1.56m)

The landing had carpeted flooring and provides access to the first floor accommodation.

Master Bedroom
11'5" x 11'4" (3.48m x 3.46m)
The main bedroom has carpeted flooring, a radiator, an in-built cupboard, and a UPVC double-glazed window to the front elevation.

Bedroom Two
9'5" x 11'4" (2.88m x 3.47m)
The second bedroom has carpeted flooring, a radiator, an in-built cupboard, and a UPVC double-glazed window to the rear elevation.

SECOND FLOOR

Bedroom Three
11'5" x 15'8" (3.49m x 4.79m)
The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the side elevation.

BASEMENT

Cellar
11'5" x 11'4" (3.48m x 3.46m)

OUTSIDE

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

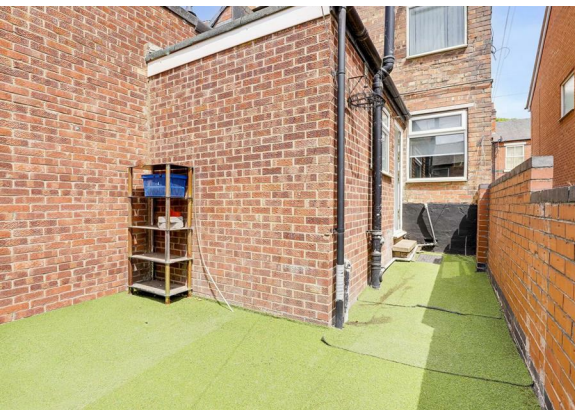
Rear
To the rear of the property is a low-maintenance courtyard, artificial grass, and brick wall boundaries.

ADDITIONAL INFORMATION
Broadband Networks - Openreach, Virgin Media
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
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



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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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