

HoldenCopley

PREPARE TO BE MOVED

Sneinton Hollows, Sneinton, Nottinghamshire NG2 4AA

£180,000

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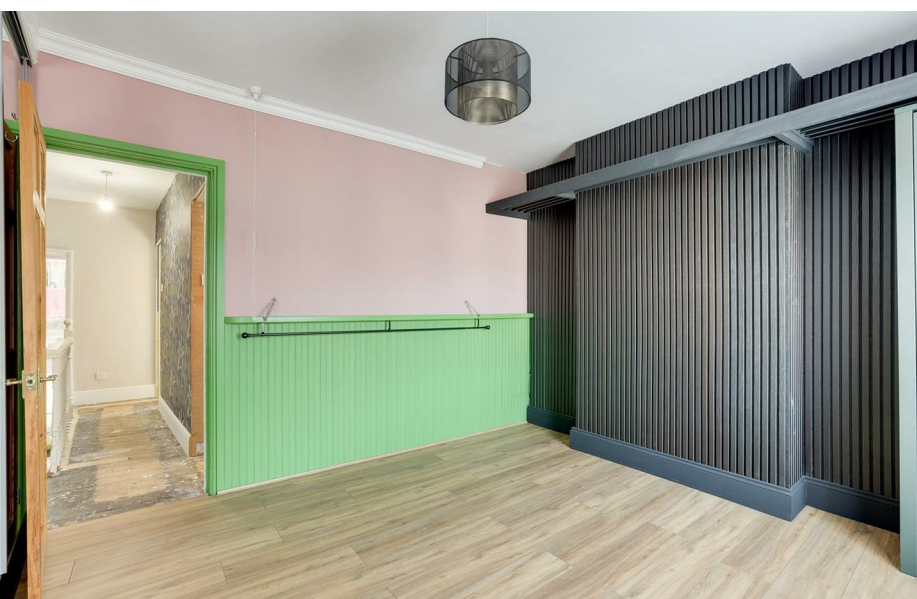


NO UPWARD CHAIN...

Offered to the market with no upward chain, this two-bedroom Victorian terraced house is ideal for a wide range of buyers, whether you're a first-time buyer ready to get onto the property ladder looking for a home with huge potential, smaller families looking for a spacious home in a convenient location, or an investor seeking a well-placed opportunity to upgrade their portfolio! The property is situated in a popular and convenient location within walking distance of various local amenities including shops, schools and excellent transport links, whilst also being just a stone's throw from the City Centre, Universities and Hospitals — ideal for commuters or anyone who wants everything close by. The accommodation is arranged over three floors, offering plenty of space throughout. Internally, the property offers periodic entrance hall, a living room with a fireplace and bay fronted windows, open access to the spacious dining room, a fitted kitchen, a utility room, and a W/C. The basement level offers a cellar, and a garage with double doors leading out to the front of the home. Upstairs, the first floor offers a spacious master bedroom with a built-in mirrored sliding door wardrobe, a second double bedroom, and a four piece bathroom suite. The second floor offers a boarded attic room with a Velux window and offers ample storage space. Outside to the rear of the property is a private enclosed low maintenance garden with fence panelling and gated access.

MUST BE VIEWED





- Mid-Terrace Period Home
- Two Double Bedrooms
- Living Room With Fireplace & Bay Fronted Windows
- Separate Dining Room & Fitted Kitchen
- Utility Room & Ground Floor W/C
- Four Piece Bathroom Suite
- Private Enclosed Low Maintenance Garden
- Cellar & Garage
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'10" x 2'11" (3.92m x 0.90m)

The entrance hall has porcelain tiled flooring, wooden stairs, a column radiator, coving to the ceiling, an overhead single-glazed window to the front elevation, and a single door providing access into the accommodation.

Living Room

13'6" x 11'2" (max) (4.12m x 3.42m (max))

The living room has wood-effect flooring, two radiators, a feature fireplace with a decorative surround and a hearth, a UPVC double-glazed bay window to the front elevation, and open access into the dining room.

Dining Room

11'10" x 11'9" (max) (3.61m x 3.59m (max))

The dining room has wood-effect flooring, a vertical radiator, a fitted worktop with a range of wall-mounted units, and a UPVC double-glazed window to the rear elevation.

Kitchen

10'5" x 8'5" (3.18m x 2.57m)

The kitchen has a range of fitted base and wall units with wooden worktops, a composite sink with a movable swan neck mixer tap, a freestanding range cooker, an angled extractor fan, an under-counter fridge, a wall-mounted BAXI combi-boiler, tiled flooring, partially tiled walls, access down to the cellar / store rooms, LED ceiling light panels, and a UPVC double-glazed window to the side elevation.

Utility Room

8'10" x 7'10" (max) (2.71m x 2.40m (max))

The utility room has a fitted tiled worktop, wood-effect flooring, partially tiled walls, coving to the ceiling, an LED ceiling panel light, a UPVC double-glazed window to the rear elevation, and a single door leading out to the rear garden.

W/C

4'0" x 2'7" (1.24m x 0.81)

This space has a low level flush W/C, a wall-mounted wash basin, tiled flooring, partially tiled walls, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

BASEMENT LEVEL

Cellar

14'1" x 12'3" (max) (4.30m x 3.74m (max))

The cellar has electricity and lighting, double French doors leading into the garage, and ample storage space.

Garage

7'8" x 5'10" (2.35m x 1.79m)

The garage has electricity and lighting, double doors leading out to the front, and ample storage space.

FIRST FLOOR

Landing

14'9" x 11'10" (max) (4.51m x 3.63m (max))

The landing has wooden floorboards, a storage cupboard, access to the attic room via a drop-down ladder, and access to the first floor accommodation.

Master Bedroom

13'6" x 10'11" (max) (4.14m x 3.33m (max))

The main bedroom has wood-effect flooring, partially panelled walls, built-in mirrored sliding door wardrobes, a vertical radiator, and two UPVC double-glazed windows to the front elevation.

Bedroom Two

10'0" x 9'1" (max) (3.06m x 2.78m (max))

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

Bathroom

10'4" x 8'3" (3.15m x 2.54m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a freestanding bath, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring and walls, a chrome heated towel rail, a UPVC double-glazed obscure window to the side elevation, and an obscure window to the rear elevation.

SECOND FLOOR

Attic Room

21'3" x 14'8" (6.50m x 4.49m)

The attic room is boarded, features two exposed brick walls, and a Velux window.

OUTSIDE

Front

To the front of the property is access into the garage / store rooms situated underneath the house.

Rear

To the rear of the property is a private enclosed garden with with paving and patio, fence panelling, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

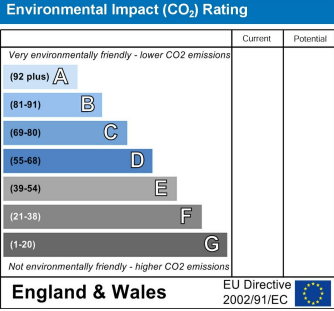
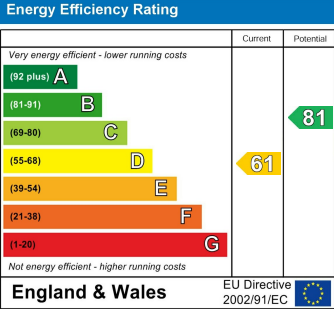
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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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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