

HoldenCopley

PREPARE TO BE MOVED

Bleasby Street, Sneinton, Nottinghamshire NG2 4FR

Guide Price £170,000

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GUIDE PRICE: £170,000 - £180,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this three bedroom mid terrace property is ideal for first time buyers looking to get onto the property ladder, a growing family looking for a convenient area, or an investor seeking a well-placed opportunity to upgrade their portfolio! Situated in a popular and convenient location in Nottingham City Centre, the property is located 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. Internally, the home offers a cosy living room with a bay-fronted window, a separate dining room, and a fitted kitchen with access to the rear garden. Upstairs, the first floor hosts two double bedrooms, serviced by a three piece bathroom suite, while the second floor is dedicated solely to the third double bedroom. Externally, the front of the property offers availability for street parking, meanwhile the rear offers a low maintenance courtyard style garden.

MUST BE VIEWED





- Mid Terrace Property
- Three Bedrooms
- Living Room With Bay Fronted Windows
- Separate Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Spans Across Three Stories
- Low Maintenance Garden
- Ideal For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2*6" x 14*11" (0.77m x 4.56m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an overhead window to the front elevation, a Victorian ceiling arch, coving to the ceiling, and a single door providing access into the accommodation. .

Living Room

10*5" x 13*9" (3.19m x 4.21m)

The living room has carpeted flooring, a radiator, coving to the ceiling, a ceiling rose, and a UPVC double-glazed bay window to the front elevation.

Dining Room

10*7" x 12*0" (3.24m x 3.66m)

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

Kitchen

10*11" x 6*3" (3.34m x 1.92m)

The kitchen has a range of fitted base and wall units with wood-effect flooring, a stainless steel sink with a mixer tap and drainer, an integrated double oven and gas hob with an extractor fan, a wall-mounted combi boiler, a built-in storage cupboard, tiled flooring, partially tiled walls, a UPVC double-glazed window to the side elevation, and a single door leading out to the rear garden.

FIRST FLOOR

Landing

12*0" x 5*2" (3.68m x 1.58m)

The landing has carpeted flooring, carpeted stairs, and provides access to the first floor accommodation.

Master Bedroom

11*3" x 13*2" (3.43m x 4.02m)

The main bedroom has carpeted flooring, a built-in storage cupboard, a radiator, and two wood-framed windows to the front elevation.

Bedroom Two

8*0" x 12*2" (2.44m x 3.71m)

The second bedroom has carpeted flooring, a radiator, and a wood-framed window to the rear elevation.

Bathroom

10*5" x 6*0" (3.18m x 1.83m)

The bathroom has a low level flush W/C, a wall-mounted wash basin with a swan neck mixer tap, a panelled bath with a central swan neck mixer tap and a wall-mounted electric shower fixture, wood-effect flooring, partially tiled walls, chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Bedroom Three

12*7" x 16*7" max (3.85m x 5.06m max)

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

OUTSIDE

Front

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

Rear

To the rear of the property is a low-maintenance garden with fence panelled and brick wall boundaries.

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 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.

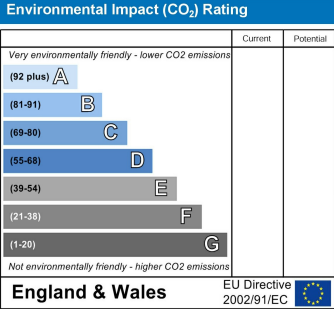
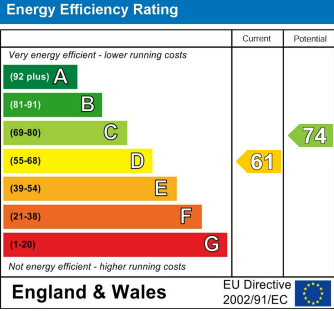
The vendor has advised the following:

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 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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