

HoldenCopley

PREPARE TO BE MOVED

St. Stephens Road, Sneinton, Nottinghamshire NG2 4JN

Guide Price £180,000 - £190,000

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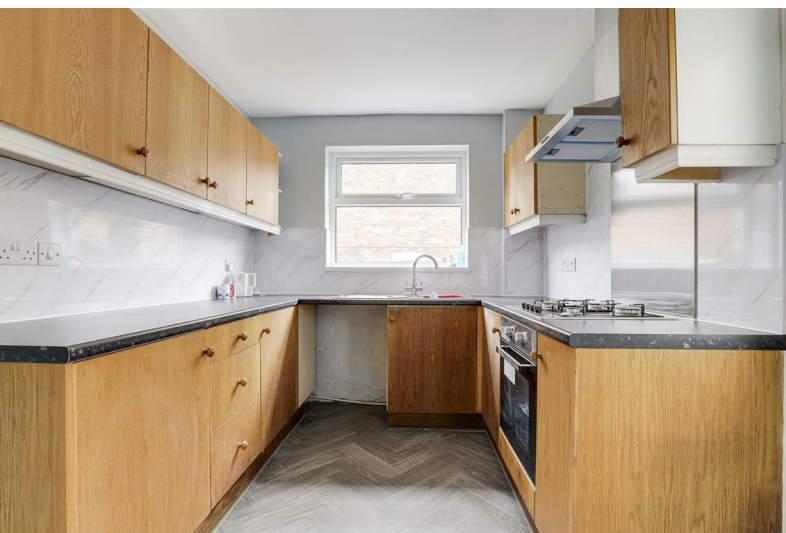


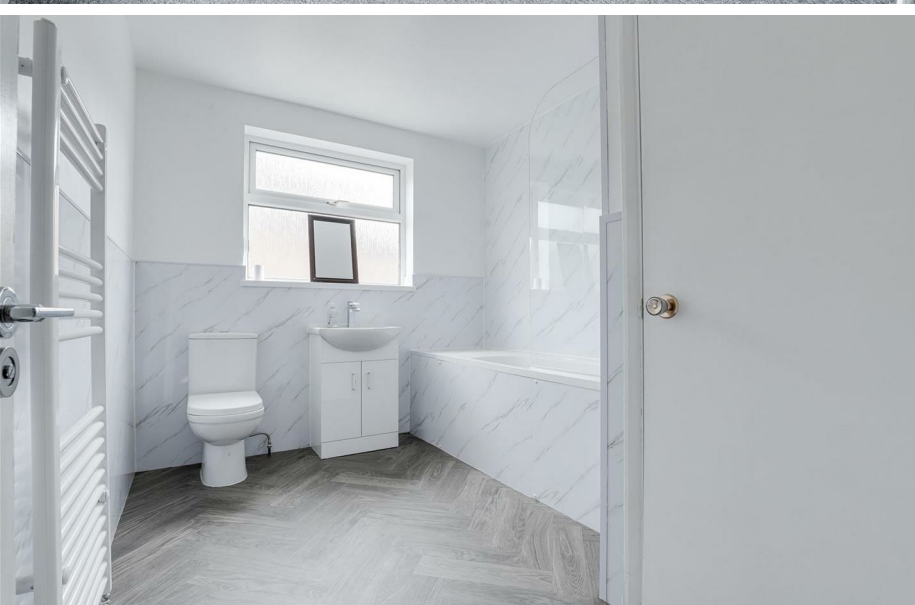
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NO UPWARD CHAIN...

This three-bedroom mid-terrace home is move-in ready and offered with no upward chain, making it an ideal opportunity for first-time buyers or investors. Located in a convenient area, the property provides easy access to Nottingham City Centre, local schools, and excellent commuting links, combining comfort with practicality. The ground floor features an entrance hall leading to a bay-fronted living room, a dining room, and a fitted kitchen, perfect for everyday living and entertaining, along with access to the cellar for additional storage purposes. Upstairs, there are two double bedrooms and a newly fitted, stylish bathroom, while the top floor houses a further double bedroom, offering versatile accommodation. Outside, the property benefits from an enclosed, low-maintenance courtyard-style garden with a patio area, ideal for relaxing or entertaining.

MUST BE VIEWED!





- Mid-Terraced House
- Three Double Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Cellar
- Stylish Bathroom
- Low-Maintenance Courtyard-Style Garden
- Move-In Ready
- No Upward Chain
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

2*8" x 11*11" (0.83m x 3.64m)

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

Living Room

10*8" x 13*0" (3.26m x 3.97m)

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

Dining Room

12*4" x 10*11" (3.77m x 3.33m)

The dining room has carpeted flooring, a radiator, access to the cellar, and a double-glazed window to the rear elevation.

Kitchen

10*1" x 7*11" (3.08m x 2.42m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, a gas ring hob & extractor fan, waterproof splashbacks, vinyl flooring, a radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

BASEMENT LEVEL

Cellar

The cellar has lighting and houses the gas meter.

FIRST FLOOR

Landing

5*6" x 12*7" (1.68m x 3.86m)

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

Master Bedroom

11*0" x 13*11" (3.37m x 4.26m)

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

Bedroom Three

8*5" x 12*4" (2.58m x 3.77m)

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

Bathroom

9*11" x 7*11" (3.03m x 2.42m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, an in-built cupboard, waterproof boarding, a heated towel rail, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom Two

12*8" x 16*9" (3.87m x 5.13m)

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

OUTSIDE

Outside to the rear of the property is a low-maintenance courtyard-style garden with a concrete patio, fence panelling and brick-wall 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 1000Mbps & Highest upload speed at 100Mbps

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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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.

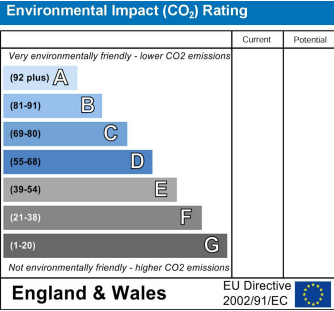
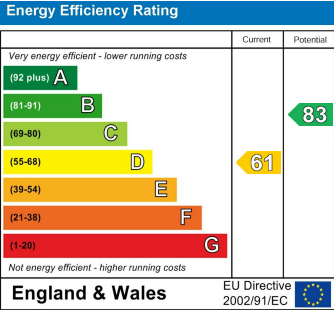
The vendor has advised the following:

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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