

HoldenCopley

PREPARE TO BE MOVED

Mafeking Street, Sneinton, Nottinghamshire NG2 4AW

Guide Price £140,000

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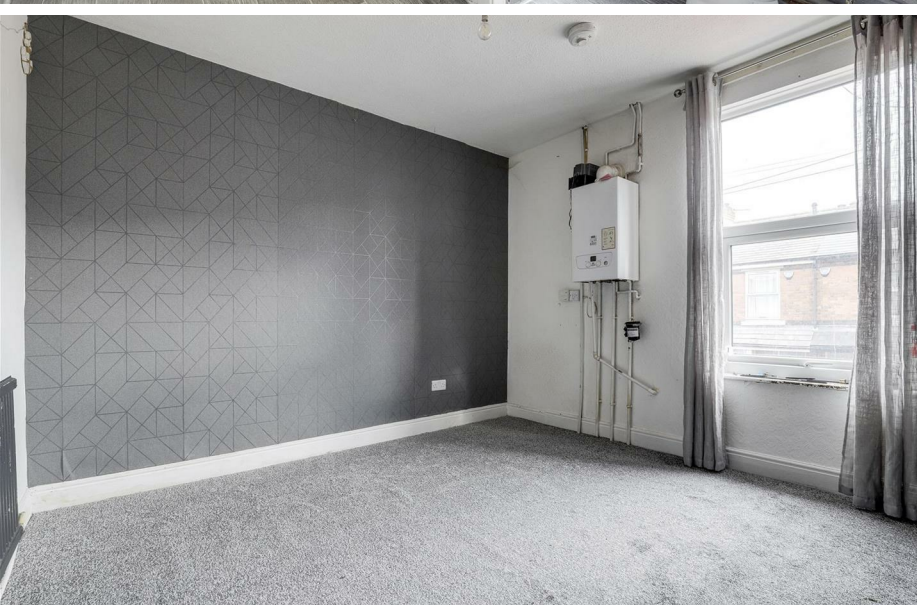
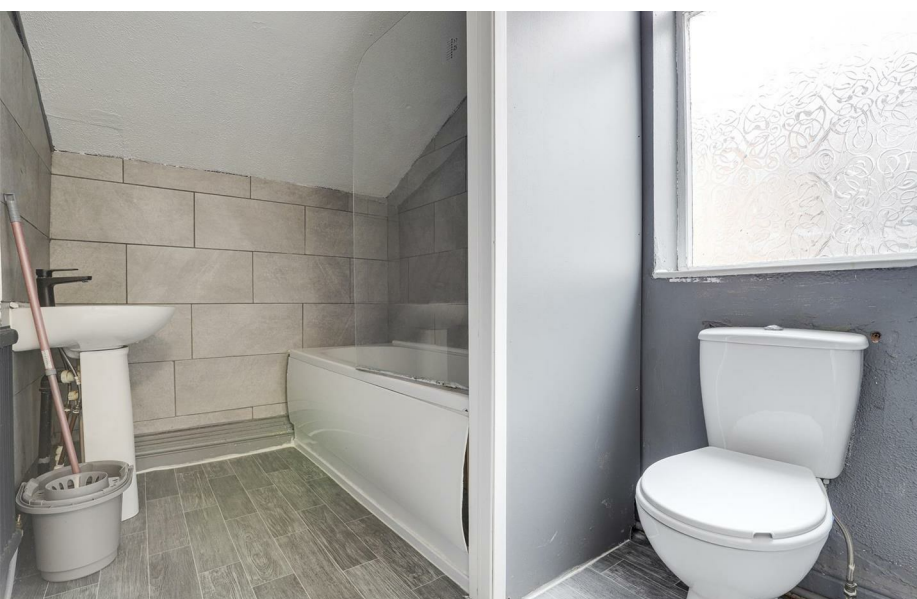
GUIDE PRICE: £140,000 - £150,000

NO UPWARD CHAIN...

A fantastic opportunity for first time buyers or investors, this two bedroom terraced house offers excellent potential and generous living space throughout. Conveniently located close to local amenities and with excellent transport links into the City Centre, the property is well positioned for both work and leisure. The ground floor comprises a welcoming living room, separate dining room, fitted kitchen and a practical ground floor shower room. Upstairs, there are two bedrooms served by a three-piece bathroom suite. Externally, the property benefits from a front garden with on-street parking and a low maintenance, enclosed garden to the rear.

MUST BE VIEWED





- Terraced House
- Two Bedrooms
- Living Room
- Dining Room
- Kitchen
- Three Piece Bathroom Suite & Ground Floor Shower Room
- Enclosed Garden
- Close To City Centre
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'10" x 3'1" (4.23m x 0.96m)

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

Reception Room One

13'1" x 7'3" (3.99m x 2.23m)

The first reception room has a UPVC double glazed window to the front elevation, a fitted base unit, recessed spotlights, a radiator, and carpeted flooring.

Dining Room

10'10" x 10'10" (3.31m x 3.32m)

The second reception room has a UPVC double glazed windows to the rear elevation, a radiator, painted wooden beams to the ceiling, and carpeted flooring.

Kitchen

10'10" x 6'7" (3.32m x 2.02m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, space for a freestanding cooker, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, wood-effect flooring, and a UPVC double glazed windows to the rear elevation.

Shower Room

6'2" x 5'8" (1.89m x 1.73m)

The shower room has an obscure windows to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, a heated towel rail, an extractor fan, partially tiled walls, vinyl flooring, and a door opening to the garden.

FIRST FLOOR

Landing

2'6" x 13'8" (0.78m x 4.19m)

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

Bedroom One

10'11" x 10'7" (3.35m x 3.25m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a wall-mounted boiler, and carpeted flooring.

Bedroom Two

7'10" x 10'11" (2.40m x 3.35m)

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

Bathroom

6'0" x 10'1" (1.83m x 3.09m)

The bathroom has an obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a garden with on street parking

Rear

To the rear of the property is an enclosed low maintenance garden

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 1000Mbps

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 - Gedling Borough Council - Band G

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.

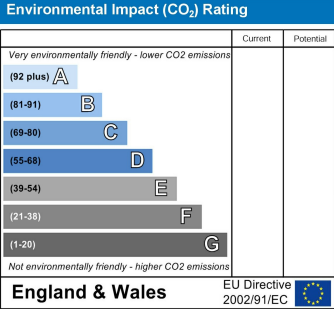
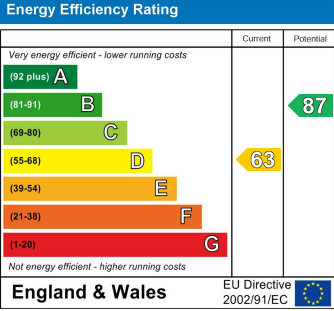
The vendor has advised the following:

Property Tenure is Freehold

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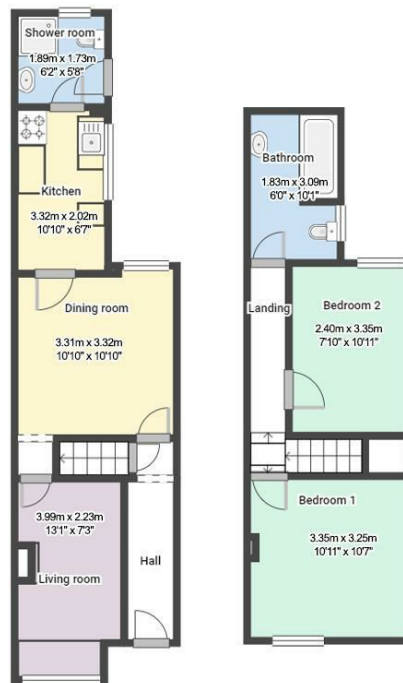
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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