

HoldenCopley

PREPARE TO BE MOVED

Loughborough Avenue, Sneinton, Nottinghamshire NG2 4LP

£150,000

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GUIDE PRICE - £150,000 - £160,000

IDEAL FOR FIRST TIME BUYERS...

This well-presented mid-terrace house offers deceptively spacious accommodation throughout, making it an excellent choice for first-time buyers or anyone seeking a home they can move straight into. Ideally located close to a range of local shops, great schools, and excellent transport links, the property also sits just a short distance from the city centre. To the ground floor, the property features a living room with a feature fireplace, a separate dining room providing access to a useful cellar, and a modern fitted kitchen with plenty of storage and worktop space. Upstairs, the first floor hosts two well-proportioned bedrooms, a three-piece bathroom suite, and access to a loft offering potential for additional storage or conversion (subject to planning). Outside, the property offers on-street parking to the front, while to the rear is a private, enclosed garden with potential to create a lawned area or patio.

MUST BE VIEWED





- Mid-Terrace House
- Two Bedrooms
- Modern Fitted Kitchen
- Two Reception Rooms
- Three Piece Bathroom Suite
- Practical Cellar
- Private Enclosed Rear Garden
- Well Presented Throughout
- Convenient Location
- No Upward Chain





GROUND FLOOR

Living Room

11'1" x 10'1" (3.40 x 3.34)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a feature fireplace with a decorative surround, a radiator and a single composite door providing access into the accommodation.

Dining Room

11'5" x 11'1" (3.48 x 3.38)

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

Kitchen

11'5" x 5'10" (3.48 x 1.80)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a gas hob with an extractor hood, a stainless steel sink with a drainer, space for a fridge-freezer, space and plumbing for a washing machine, a wall-mounted boiler, wood-effect flooring, a radiator, UPVC double-glazed windows to the side and rear elevations and a single composite door providing access out to the garden.

FIRST FLOOR

Landing

8'1" x 2'7" (2.47 x 0.79)

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

Master Bedroom

11'2" x 11'0" (3.42 x 3.36)

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

Bedroom Two

11'1" x 6'1" (3.38 x 1.86)

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

Bathroom

7'8" x 4'11" (2.35 x 1.51)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, partially tiled walls, a radiator and an extractor fan.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a garden with space for a lawn, courtesy lighting, an outdoor tap, a single wooden gate and fence panelled boundaries.

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 1000 Mbps and Upload Speed 100 Mbps
- Phone Signal – All 4G & 5G, some 3G available
- Sewage – Mains Supply

- Flood Risk – No flooding in the past 5 years +
- Very low chance of flooding
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

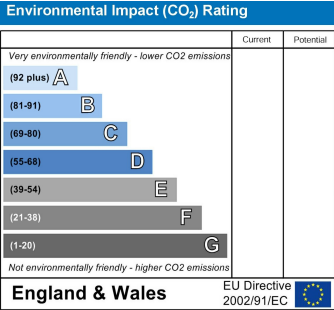
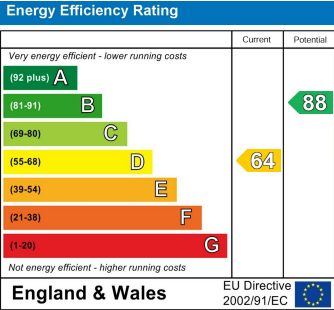
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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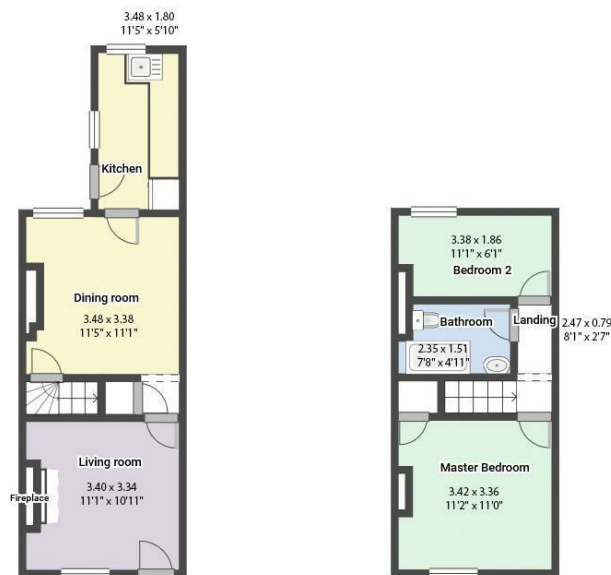
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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