

HoldenCopley

PREPARE TO BE MOVED

Westwood road, Sneinton, Nottinghamshire NG2 4FS

Guide Price £175,000 - £185,000

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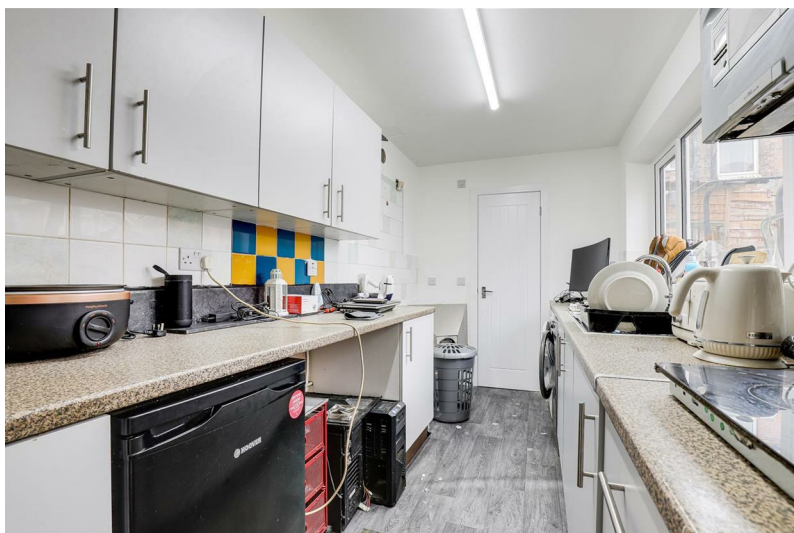


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WELL CONNECTED LOCATION...

This three-storey terraced house, offered with no upward chain, is ideally situated close to local shops, schools, and excellent transport links, providing easy access to the City Centre. On the ground floor, an entrance hall leads into both the living room and the dining room. From the dining room, there is access to a fitted kitchen, while a door from the hallway provides entry to the cellar, offering useful storage space. The first floor comprises two bedrooms and a three-piece bathroom suite, while the second floor features a further two bedrooms, creating flexible living accommodation suitable for a growing family or those needing additional space. Externally, the property benefits from direct kerb access to the front, while the rear features a small courtyard with gated access, offering a private outdoor space.

MUST BE VIEWED





- Terraced House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Cellar
- Enclosed Rear Yard
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

17'9" x 3'1" (5.42m x 0.94m)

The entrance hall has carpeted flooring, coving to the ceiling, and a composite door providing access into the accommodation.

Living Room

11'0" x 8'0" (3.37m x 2.44m)

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

Dining Room

11'5" x 10'1" (3.48m x 3.08m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Kitchen

6'5" x 14'7" (1.97m x 4.46m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, space for an under-counter fridge, a wall-mounted Valliant boiler, tiled splashback,, wood-effect flooring, a UPVC double glazed window to the side elevation, and a UPVC door opening to the rear garden.

BASEMENT

Cellar

The cellar is split into two sections, lighting, electrics, and ample storage space.

FIRST FLOOR

Landing

2'9" x 11'3" (0.84m x 3.45m)

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

Master Bedroom

11'3" x 11'4" (3.43m x 3.47m)

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

Bedroom Two

5'8" x 9'9" (1.73m x 2.98m)

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

Bathroom

5'3" x 10'0" (1.62m x 3.07m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, an extractor fan, waterproof boarding to the walls, and wood-effect flooring.

SECOND FLOOR

Landing Two

5'1" x 2'4" (1.56m x 0.72m)

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

Bedroom Three

10'11" x 13'3" (3.33m x 4.05m)

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

Bedroom Four

8'3" x 11'2" (2.54m x 3.41m)

The fourth bedroom has a Velux windows, a wooden beam to the ceiling, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is direct kerb access.

Rear

To the rear of the property is a small courtyard, and gated access.

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 1000Mbps and Upload Speed 100Mbps

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 - 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.

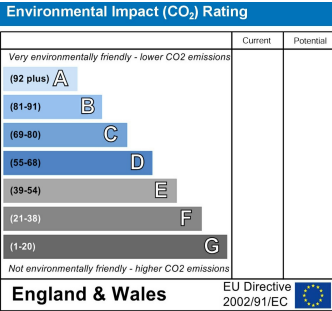
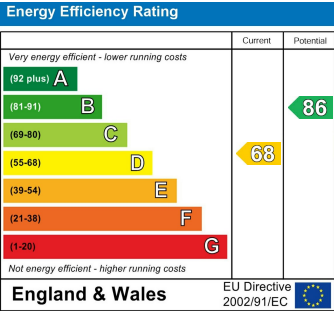
The vendor has advised the following:

Property Tenure is Freehold

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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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