

HoldenCopley

PREPARE TO BE MOVED

Sneinton Hollows, Sneinton, Nottinghamshire NG2 4AA

Guide Price £210,000 - £230,000

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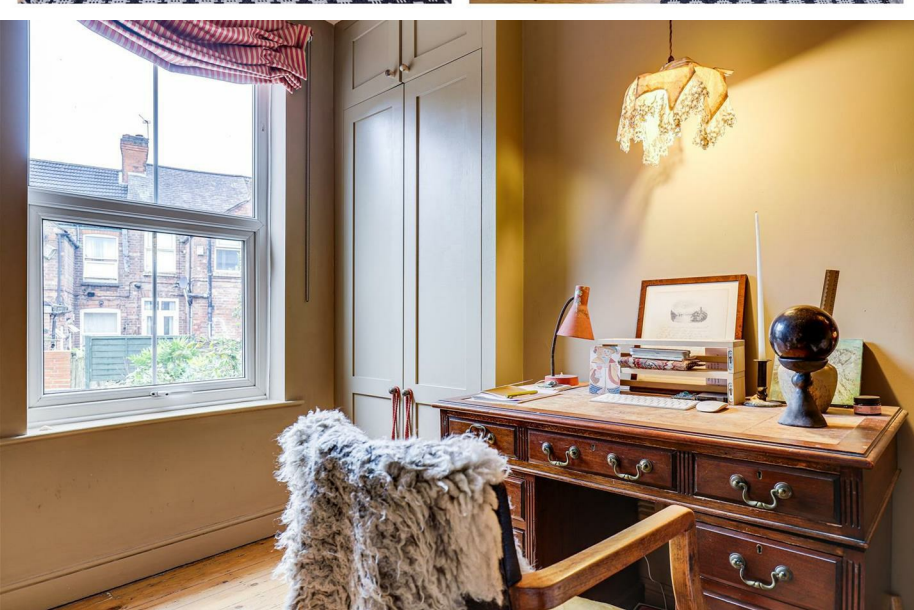
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VICTORIAN HOME WITH CHARACTER & CREATIVE FLAIR...

This beautifully presented mid-terrace Victorian home offers deceptively spacious accommodation that's ready for anyone looking to simply move straight in. Featured in Elle Decoration, TOAST, and Homes & Gardens, this unique property showcases the creative craftsmanship of its current owner, with handmade tiles and ceramics adding individuality and warmth throughout. Situated in a well-connected location close to shops, schools, excellent transport links and just a short distance from the city centre. Upon entering, you are greeted by a hallway leading to a bay-fronted living room featuring an open fireplace. The space flows seamlessly into the dining room, complete with a log burner. To the rear, a traditional-style fitted kitchen complements the home while providing modern functionality, with access down to a useful cellar. Upstairs, the first floor offers two generous double bedrooms, both benefitting from built-in wardrobes, alongside a four-piece bathroom suite featuring a freestanding roll-top bathtub. Outside, the front offers on-street permit parking and a garden area planted with a variety of flowers, while to the rear there's a private courtyard-style garden with a variety of plants for all-year-round colour. Full of personality and artistic detail, this home stands out from the crowd — a perfect blend of character, comfort, and creativity in a convenient location.

MUST BE VIEWED





- Mid-Terrace Victorian House
- Two Double Bedrooms
- Bay Fronted Living Room With Open Fireplace
- Dining Room With Log Burner
- Traditional Style Fitted Kitchen
- Generous Sized Four Piece Bathroom Suite
- Private Courtyard Style Rear Garden
- Owned Solar Panels
- Close To The City Centre
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'2" x 2'11" (3.71m x 0.90m)

The entrance hall has original wooden flooring, cornice to the ceiling and a single door providing access into the accommodation.

Living Room

13'6" x 11'2" (4.13m x 3.42m)

The living room has a UPVC double-glazed bay window to the front elevation, original wooden flooring, a recessed chimney breast alcove with an open fire and a handmade tiled hearth, a built-in cupboard, cornice to the ceiling and open access into the dining room.

Dining Room

11'10" x 11'11" (3.62m x 3.64m)

The dining room has a UPVC double-glazed window to the rear elevation, original wooden flooring, a recessed chimney breast alcove with a log burner and a handmade tiled hearth, a column heritage style radiator, built-in cupboards with drawers and a lacquered plastered ceiling.

Kitchen

8'5" x 10'5" (2.59m x 3.20m)

The kitchen has a range of fitted base units with solid wood worktops, a Belfast ceramic double bowl sink with draining grooves and a swan neck mixer tap, an integrated fridge, space for a freestanding cooker with a tiled splashback and an extractor hood, tumbled limestone flooring, access down to the cellar, a UPVC double-glazed window to the side elevation and a single door providing access out to the garden.

FIRST FLOOR

Landing

5'2" x 11'10" (1.59m x 3.62m)

The landing has original wooden flooring, a built-in cupboard, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

10'10" x 13'3" (3.32m x 4.05m)

The main bedroom has UPVC double-glazed windows to the front elevation, original wooden flooring, a column heritage style radiator and two built-in custom made historic wardrobes.

Bedroom Two

9'4" x 11'10" (2.87m x 3.63m)

The second bedroom has a UPVC double-glazed window to the rear elevation, original wooden flooring, a column heritage style radiator, a built-in wardrobe with an over the head cupboard and built-in Victorian replica bookshelves.

Bathroom

10'2" x 8'3" (3.10m x 2.53m)

The bathroom has a low level flush W/C, a wall-mounted vanity style wash basin with a tiled splashback, a freestanding double-ended roll-top bath with claw feet and a central mixer tap featuring a hand-held shower, a walk-in shower enclosure with a mains-fed over the head rainfall shower and tiled walls, Marmoleum flooring, a column heritage style radiator, a traditional chrome heated towel rail, an extractor fan and a new UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front is on street parking for permit holders and a garden with reclaimed York flagstones and a variety of plants such as hazel contorta, hydrangea, honeysuckle and bulbs.

Rear

To the rear is a private courtyard style garden with a reclaimed brick floor, raised beds with perennial pollinator friendly flowers and plants, two David Austin heritage roses consisting of Clare Austen and Wollerton Old Hall, courtesy lighting, an outdoor tap, a brick-built wood store housing the boiler, a single wooden gate and brick-built boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central 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 & 5G & some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Any shared or communal facilities? There is a shared alleyway providing access to the rear garden. The alley is owned by No. 24, with a legal right of access granted to this property
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – The neighbouring property previously had a tree that caused a slight bulge in the boundary wall. The tree has since been removed and the neighbours have accepted full responsibility for the repair. They have confirmed in writing that they will arrange for the wall to be reskimmed once weather conditions are suitable next year.

DISCLAIMER

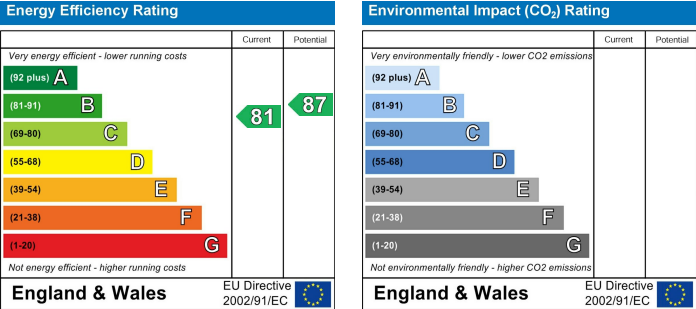
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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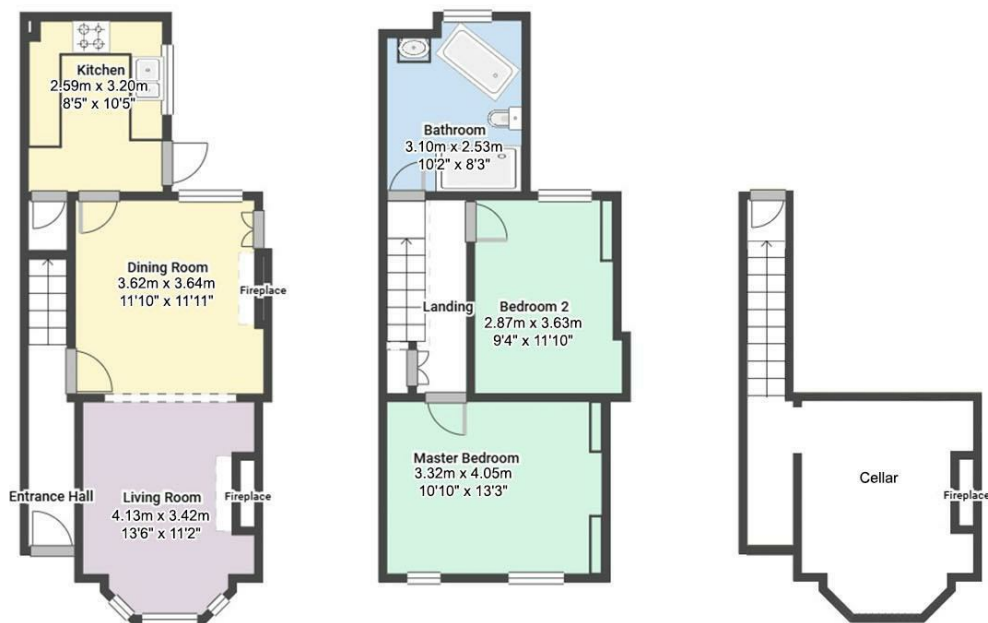
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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