

# HoldenCopley

PREPARE TO BE MOVED

Lyndhurst Road, Sneinton, Nottinghamshire NG2 4FW

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£140,000

## PLENTY OF POTENTIAL..

This three bedroom mid-terraced house would be the perfect purchase for an investor or anyone looking to turn a house into a home as it offers plenty of space and potential throughout whilst being offered to the market with no upward chain. This property is situated in a convenient location close to Nottingham City Centre. To the ground floor there is a living room, a kitchen diner, a utility room, a WC, and access to the cellar. Upstairs, there are two bedrooms serviced by a three-piece bathroom suite, and upstairs on the second floor is a further double bedroom. Outside to the front there is on-street parking and to the rear there is a low maintenance courtyard.

## MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Living Room
- Good-Sized Kitchen With Separate Utility Room
- Ground Floor WC
- Cellar
- Three-Piece Bathroom Suite
- Low Maintenance Courtyard
- Sold As Seen
- Close To City Centre

GROUND FLOOR

Living Room

11'5" x 11'3" (3.48m x 3.45m)  
The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, coving to the ceiling, wall-light fixture, and a single door providing access into the accommodation.

Stairs

2'7" x 2'7" (0.80m x 0.80m)  
This space has exposed wooden stairs.

Kitchen

12'2" x 11'2" (3.72m x 3.42m)  
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for various appliances, vinyl flooring, tiled splashback, access to the cellar, a radiator, and a UPVC double-glazed window to the rear elevation.

Utility

5'7" x 3'9" (1.71m x 1.16m)  
The utility room has a fitted rolled-top worktop, space for a washing machine, tiled splashback, a radiator, a wall-mounted Worcester combi boiler, and a single door providing access to the garden.

WC

5'7" x 2'9" (1.71m x 0.85m)  
This space has a low level flush WC, a radiator, a wash basin, tiled splashback, and a UPVC double-glazed obscure window to the side elevation.

BASEMENT LEVEL

Cellar

FIRST FLOOR

Landing

9'0" x 5'3" (2.76m x 1.62m)  
The landing has exposed wooden flooring and provides access to the first floor accommodation.

Bedroom One

11'5" x 11'3" (3.48m x 3.45m)  
The bedroom has a UPVC double-glazed window to the front elevation, exposed wooden flooring, and a radiator.

Bedroom Three

9'9" x 5'10" (2.99m x 1.78m)  
The third bedroom has a UPVC double-glazed window to the rear elevation, exposed wooden flooring, and a radiator.

Bathroom

9'8" max x 5'1" (2.97m max x 1.56m)  
The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath, a grab handle, partially tiled walls, a radiator, an in-built cupboard, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

5'1" x 2'2" (1.55m x 0.68m)  
The upper landing has exposed wooden flooring and provides access to the second floor accommodation.

Bedroom Two

15'5" max x 8'4" (4.70m max x 2.55m)  
The second bedroom has a skylight window, exposed wooden flooring, and a radiator.

OUTSIDE

To the front of the property is on-street parking and to the rear is a low maintenance courtyard.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach  
Broadband Speed - Ultrafast Available - 1000 Mbps (download) 100 Mbps (upload)  
Phone Signal – good 4G / 5G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Electric or Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk Area - Very low risk  
Non-Standard Construction – No  
Any Legal Restrictions – Restrictive Covenants - 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.

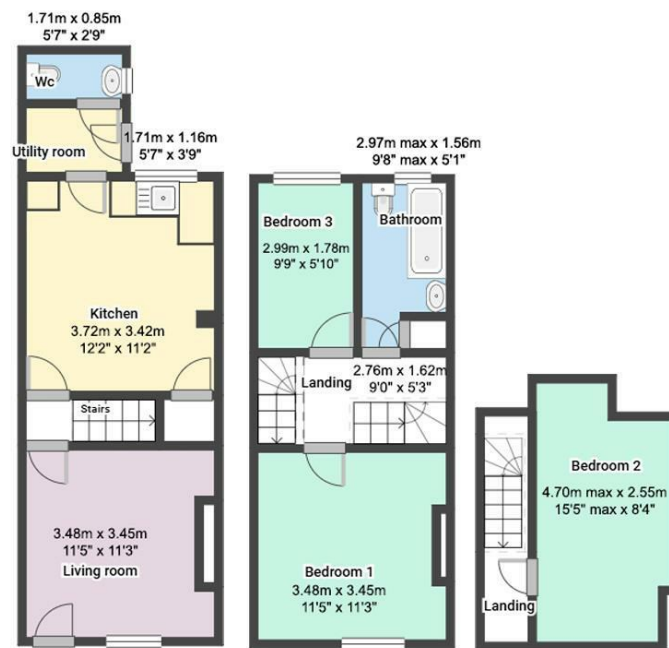
DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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





**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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