

HoldenCopley

PREPARE TO BE MOVED

Manor Avenue, Sneinton, Nottinghamshire NG2 4JL

£875 PCM

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QUIET CUL-DE-SAC LOCATION...

This bay-fronted Victorian terraced house is situated in a quiet cul-de-sac within the popular location of Sneinton just a stone's throw away from Nottingham City Centre, which is host to a range of shops, schools with regular transport links to the Universities and hospitals. Internally to the ground floor is a spacious living room with a bay fronted window, a separate dining room and hosted by a fitted kitchen with a range of integrated and freestanding appliances. The first floor offers two double bedrooms serviced by a three-piece bathroom suite. Outside to the rear is a low maintenance garden, perfect for the Summer with availability for on-street permitted parking to the front.

MUST BE VIEWED!





- Victorian Terraced House
- Two Reception Rooms
- Fitted Kitchen
- Two Double Bedrooms
- Three-Piece Bathroom Suite
- Low Maintenance Courtyard Style Garden
- Popular Location
- On-Street Parking Available
- Unfurnished
- Available Now





GROUND FLOOR

Living Room

11'0" x 13'3" (3.36m x 4.04m)

The living room has a UPVC double glazed bay window to the front elevation, a TV point, coving to the ceiling, a chimney breast alcove with a free-standing log burner with a tiled hearth, a radiator and a single composite door providing access into the accommodation

Dining Room

11'11" x 10'9" (3.65m x 3.28m)

The dining room has wood effect flooring, a UPVC double glazed window to the rear elevation and a radiator

Kitchen

10'7" x 4'11" (3.24m x 1.51m)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with taps and a drainer, an integrated oven with a gas hob and extractor fan, undercounted fridge, washing machine, tiled splashback, radiator, stone tiled flooring, UPVC double glazed windows to the side and rear elevation, radiator and a single door to access the rear garden

FIRST FLOOR

Landing

7'3" x 2'5" (2.23m x 0.74m)

The landing has carpeted flooring, loft hatch, smoke alarm and provides access to the first floor accommodation

Master Bedroom

10'11" x 10'8" (3.34m x 3.27m)

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

Bedroom Two

7'5" x 10'11" (2.27m x 3.33m)

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

Bathroom

4'3" x 8'1" (1.31m x 2.47m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with mixer taps, a panelled bath with a wall mounted electric shower and bi-folding shower screen and mixer taps, partially tiled walls, tiled flooring and a chrome heated towel rail and extractor fan

Cellar One

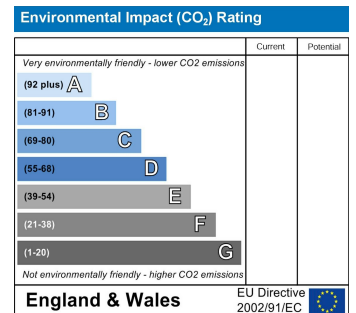
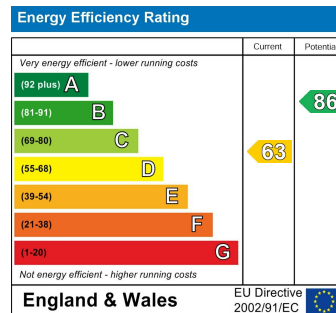
10'11" x 5'3" (3.34m x 1.62m)

Cellar Two

5'3" x 10'11" (1.62m x 3.35m)

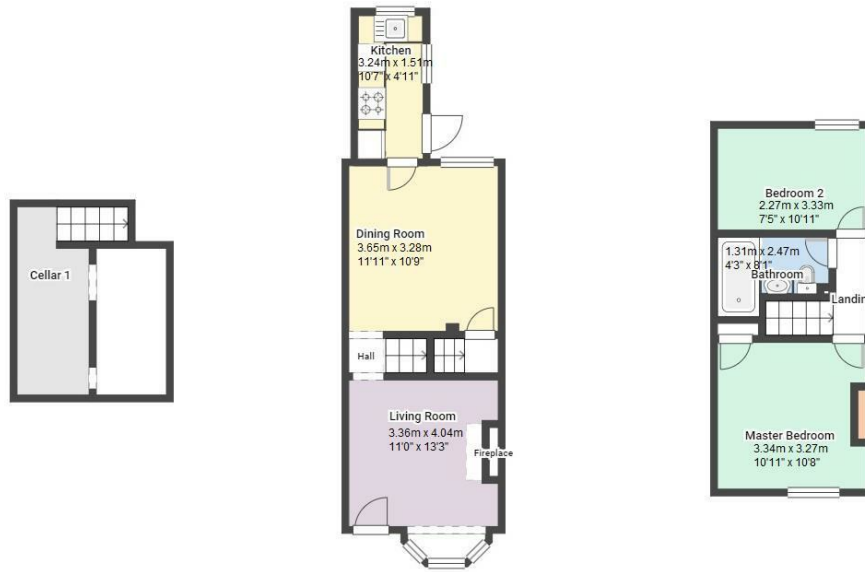
OUTSIDE

To the rear of the property is an enclosed low maintenance garden with a seating area with a fence surround and availability for on street permitted parking to the front



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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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