

# HoldenCopley

PREPARE TO BE MOVED

Salmon Close, Snapewood, Nottinghamshire NG6 7GE

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£1,200 PCM

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**Due to high demand on this property, we are no longer accepting viewings.**

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## PERFECT FAMILY HOME...

This well-presented four-bedroom end-terrace house offers spacious accommodation, ideal for a family. Located in the popular area of Snapewood, it is close to shops, schools and transport links to the City Centre. The property is unfurnished and features a welcoming porch, entrance hall, large living room, and a modern kitchen/diner with appliances and space for more. The ground floor also includes a three-piece bathroom suite and the added luxury of a conservatory. Upstairs, there are four generously sized bedrooms serviced by a second modern three-piece bathroom. Outside, the front is a garden with a wall and gated access, while the rear boasts a tiered, enclosed garden with a paved seating area, decorative plants and shrubs perfect for Summer! Ready for immediate occupancy, this property is a must-see.

AVAILABLE NOW!







- End Terrace House
- Four Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Conservatory
- Two Bathroom Suite's
- On-Street Parking Available
- Rear Enclosed Garden
- Un-Furnished
- Popular Location











## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

5'6" x 2'6" (1.69m x 0.78m)

The entrance porch has wood effect laminate flooring, a range of UPVC double glazed windows and a single composite door providing access into the accommodation

#### Hall

6'3" x 2'11" (1.93m x 0.89m)

The hall has carpeted flooring, in-built storage cupboard and a single UPVC door providing access to the porch

#### Living Room

16'8" x 10'6" (5.10m x 3.21m)

The living room has carpeted flooring, two radiators, UPVC double glazed window and UPVC double glazed French doors providing access to the rear garden

#### Hall

5'8" x 14'10" (1.75m x 4.54m)

The second hallway has carpeted flooring and stairs and a radiator

#### Kitchen

21'5" x 7'10" (6.55m x 2.41m)

The kitchen has tiled flooring, a range of fitted wall and base units with fitted worksurfaces, sink and a half with a drainer and mixer taps, freestanding cooker with gas hobs, stainless steel splashback and an over hood extractor, space and plumbing for a washing machine and other appliances, breakfast bar, space for a dining table and chairs, two radiators, UPVC double glazed windows to the front and rear elevation

#### Conservatory

6'11" x 10'2" (2.12m x 3.11m)

The conservatory has tiled flooring, a range of UPVC double glazed windows, a polycarbonate roof and a single UPVC door providing access to the rear garden

#### Bathroom

5'8" x 7'10" (1.75m x 2.39m)

The bathroom has tiled flooring, partially tiled wall, vanity washbasin with mixer taps, low level dual flush WC, corner shower enclosure with a wall mounted mains-fed shower, wall mounted towel rail, extractor fan and a UPVC double glazed obscure window

### FIRST FLOOR

#### Landing

6'5" x 5'10" (1.98m x 1.79m)

The landing has carpeted flooring, smoke alarm, UPVC double glazed window and provides access to the first floor accommodation

#### Master Bedroom

11'2" x 11'5" (3.41m x 3.48m)

The main bedroom has carpeted flooring, radiator and a UPVC double glazed window

#### Bedroom Two

10'1" x 11'5" (3.08m x 3.49m)

The second bedroom has carpeted flooring, radiator and a UPVC double glazed window

#### Bedroom Three

10'1" x 10'5" (3.09m x 3.18m)

The third bedroom has carpeted flooring, a radiator and UPVC double glazed window

#### Bedroom Four

10'4" x 10'8" (3.17m x 3.26m)

The fourth bedroom has carpeted flooring, radiator and a UPVC double glazed window

#### Bathroom

10'5" x 4'3" (3.18m x 1.32m)

The bathroom has tiled flooring, partially tiled walls, vanity washbasin with mixer taps, low level dual flush WC, wall mounted towel rail, panelled bath with mixer taps and a wall mounted mains-fed waterfall shower with a separate shower over and a shower screen, extractor fan and a UPVC double glazed obscure window

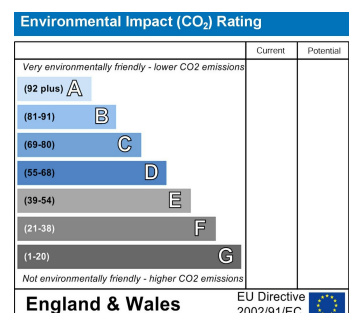
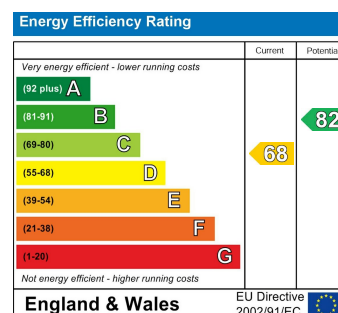
### OUTSIDE

#### FRONT

To the front is an enclosed garden area with a wall surround and gated access with availability for on street parking

#### REAR

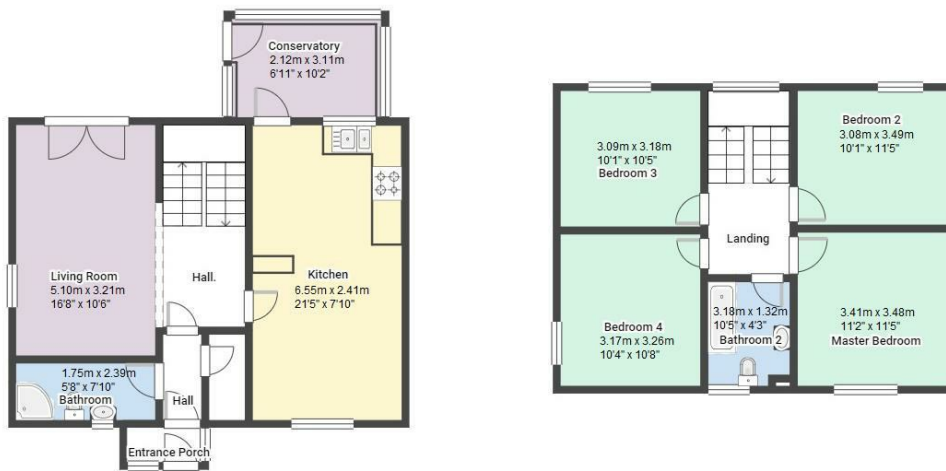
To the rear is an enclosed tiered garden, paved seating area, a range of decorative plants and shrubs with a fence surround and gated access





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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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