



**Snead Court, Nottingham NG5 9JF**

welcome to

## Snead Court, Nottingham

- TENANT IN SITU! INVESTORS ONLY!!
- End Terraced House
- Three Bedrooms
- Cloakroom
- Gas Central Heating & UPVC Double Glazing

Tenure: Freehold EPC Rating: C

offers in the region of

**£130,000**

### Entrance Hall

A spacious hallway with UPVC double glazed door, wood laminate flooring, a wall mounted radiator, access to the staircase, storage cupboard, doors to the cloakroom, lounge and kitchen.

### Cloakroom

With WC and wall mounted hand wash basin.

### Lounge

13' 6" x 10' 6" ( 4.11m x 3.20m )  
With UPVC double glazed window to the front elevation, wood laminate flooring, feature fireplace and fire and a wall mounted radiator,

### Dining Room

9' 8" x 8' 10" ( 2.95m x 2.69m )  
With UPVC double glazed window to the rear elevation, wood laminate flooring and space for a dining table and chairs.

### Kitchen

10' 6" x 10' ( 3.20m x 3.05m )  
With UPVC double glazed window and door to the rear elevation, wood laminate flooring, fitted wall and base units, tiled splashbacks, integrated oven, hob and extractor fan above, sink, drainer and mixer tap, space for washing machine and fridge freezer.

### Landing

With access to the loft, two storage cupboards and doors to all first-floor accommodation.

### Bedroom One

11' 10" x 10' 8" ( 3.61m x 3.25m )  
With UPVC double glazed window to the rear elevation, fitted carpet flooring and a wall mounted radiator.

### Bedroom Two

11' 10" x 8' 6" extending to 13' 6" into recess ( 3.61m x 2.59m extending to 4.11m into recess )  
With UPVC double glazed window to the front elevation, fitted carpet flooring and a wall mounted radiator.

### Bedroom Three

11' 9" x 5' 6" ( 3.58m x 1.68m )  
With UPVC double glazed window to the front elevation, fitted carpet flooring and a wall mounted radiator.

### Wet Room

6' 4" x 6' 3" ( 1.93m x 1.91m )  
A spacious wet room, with UPVC double glazed window to the rear elevation, tile walls, wet room flooring, WC, wall fitted shower and pedestal wash basin.

### Outside

To the front is on street parking and pathway with a handrail to the main entrance. To the rear is a private fence enclosed garden with artificial lawn, paved patio and gate access to the rear.



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#### Property Ref:

BUL110297 - 0003

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