

HoldenCopley

PREPARE TO BE MOVED

Upper Eldon Street, Sneinton, Nottinghamshire NG2 4PP

Guide Price £210,000 - £220,000

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SPACIOUS FAMILY HOME...

This well-presented terraced property offers generous accommodation throughout, making it an excellent choice for growing families or first-time buyers. Conveniently located close to a variety of local amenities including shops, cafés, and restaurants, the property also benefits from excellent transport links and is just a short walk from Nottingham City Centre. On the ground floor, the property features an entrance hall with access to a ground floor W/C, a spacious living room, and a well-proportioned fitted kitchen with direct access to the rear garden. Upstairs, there are three bedrooms and a contemporary three-piece bathroom suite. Externally, the property offers a gravelled frontage with on-street parking, and the potential to create two off-street parking spaces, subject to drop kerb planning permission. The rear garden is fully enclosed and thoughtfully designed with a patio area, lawn, mature plants and shrubs, a greenhouse, additional patio seating, a shed, and a fence-panelled boundary with gated access.

MUST BE VIEWED





- Terraced House
- Three Bedrooms
- Spacious Living Room
- Good-Sized Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- On Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'4" x 6'1" (1.64m x 1.87m)

The entrance hall has wood-effect flooring, an in-built cupboard, ad a composite door providing access into the accommodation.

W/C

3'10" x 2'11" (1.19m x 0.90m)

This space has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a wall-mounted wash basin with a tiled splashback, and wood-effect flooring.

Living Room

9'11" x 20'2" (3.04m x 6.15m)

The living room has UPVC double glazed dual aspect windows, two radiators, a TV point, and carpeted flooring.

Kitchen

7'4" x 20'5" (2.24m x 6.24m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, space for a dining table, a radiator, tiled splashback, wood-effect flooring, UPVC double glazed dual aspect windows, and a door opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

10'2" x 20'4" (3.11m x 6.20m)

The first bedroom has UPVC double glazed dual aspect windows, two radiators, and carpeted flooring.

Bedroom Two

11'8" x 10'7" (3.56m x 3.23m)

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

Bedroom Three

7'2" x 8'6" (2.20m x 2.60m)

The third bedroom has a UPVC double glazed windows to the front elevation, an in-built cupboard, a radiator and carpeted flooring.

Bathroom

5'6" x 6'5" (1.69m x 1.96m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a chrome heated towel rail, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, and on street parking.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, various plants, shrubs and bushes, a greenhouse, a further patio seating area, a shed, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – YES

Any Legal Restrictions – No

Other Material Issues – No

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.

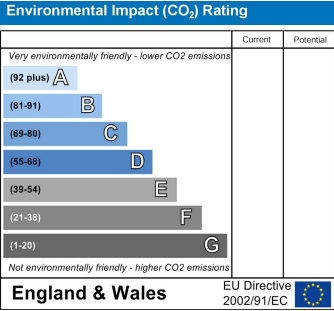
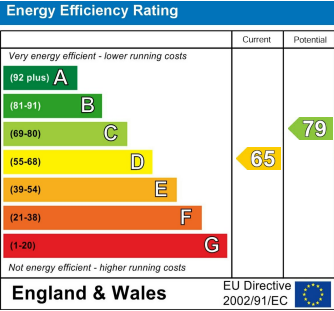
The vendor has advised the following:

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.

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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5PR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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