

HoldenCopley

PREPARE TO BE MOVED

Kentwood Road, Sneinton, Nottinghamshire NG2 4FP

Guide Price £140,000

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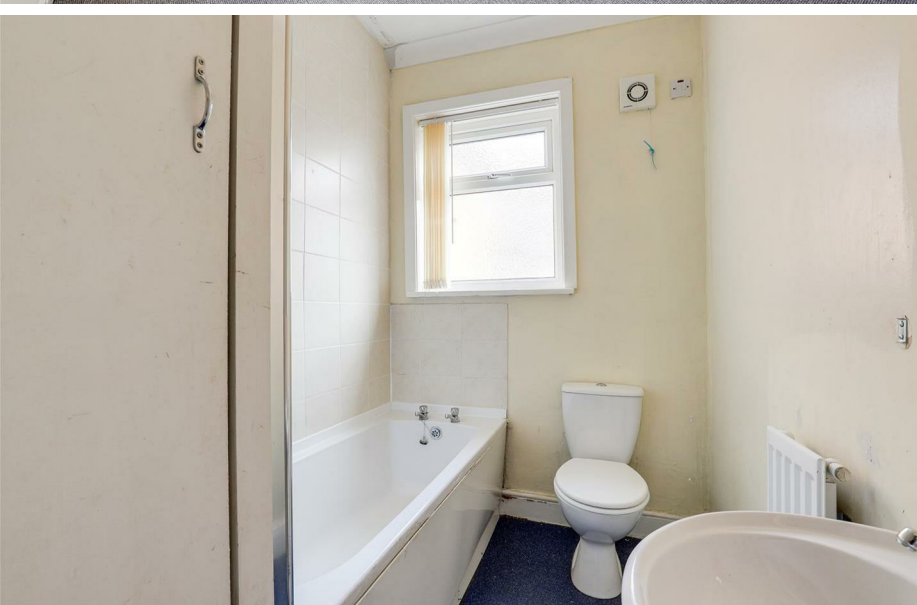
GUIDE PRICE £140,000-£150,000

NO UPWARD CHAIN...

This two bedroom mid-terraced house would be the perfect purchase for any first time buyers or investors alike as the property is offered to the market with no upward chain. Situated in a convenient location close to the City Centre, hosting a range of local amenities, shops, and excellent transport links, as well as the University. To the ground floor, there are two reception rooms and a fitted galley-style kitchen along with access to the cellar. The first floor offers two double bedrooms serviced by a three-piece bathroom suite. Outside to the rear is low maintenance courtyard.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Galley-Style Kitchen
- Cellar & Storage Space
- Three-Piece Bathroom Suite
- Low Maintenance Courtyard
- Close To City Centre
- Plenty Of Potential
- Must Be Viewed





GROUND FLOOR

Living Room

11'7" x 10'9" (3.54m x 3.30m)
The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a fitted base unit, coving to the ceiling, and a single door providing access into the accommodation.

Dining Room

16'10" max x 11'5" (5.15m max x 3.50m)
The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a recessed chimney breast alcove with shelving, and carpeted stairs leading to the first floor. Additionally, there is access to the cellar.

Kitchen

10'3" x 6'2" (3.14m x 1.89m)
The kitchen has a range of fitted base units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, tiled flooring, a wall-mounted boiler, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

BASEMENT LEVEL

Cellar

11'7" approx x 11'0" (3.54m approx x 3.36m)

FIRST FLOOR

Landing

The landing has carpeted flooring, in-built double door cupboards, a radiator, a loft hatch, and provides access to the first floor accommodation.

Bedroom One

14'1" x 11'2" (4.30m x 3.41m)
The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, two radiators, coving to the ceiling, a wall-mounted TV point, and a range of fitted furniture including wardrobes and overhead storage cupboards.

Bedroom Two

13'4" x 9'3" (4.08m x 2.84m)
The second bedroom has a UPVC double-glazed window to the rear elevation, exposed wooden flooring, a radiator, coving to the ceiling, and an in-built cupboard.

Bathroom

8'10" max x 5'5" (2.71m max x 1.67m)
The bathroom has a low level dual flush WC, a wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, partially tiled walls, a radiator, a wall-mounted mirror, an in-built cupboard, coving to the ceiling, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

To the front of the property is on-street parking with side gated access leading to the enclosed courtyard to the rear.

ADDITIONAL INFORMATION

Broadband Networks - 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 – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - very low risk
Non-Standard Construction – No

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.

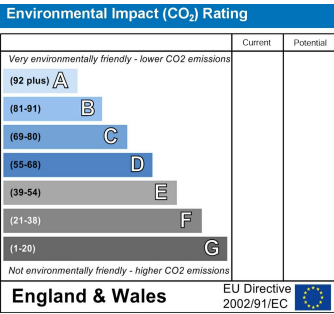
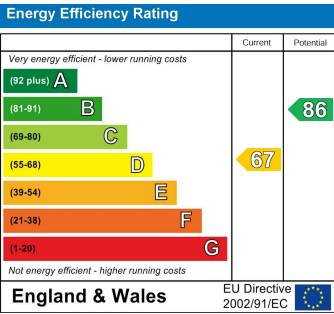
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

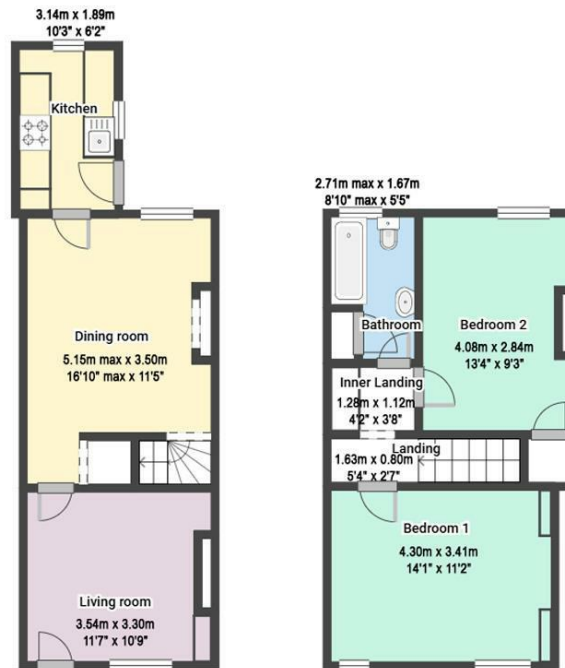
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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