



11 St. Stephens Avenue

Sneinton | NG2 4JQ | Guide Price £130,000

ROYSTON
& LUND

- *No Chain*
- Cul-de-Sac Location
- Good-Sized Lounge
- Bathroom/WC
- Freehold - EPC Rating - E
- Extended End-Terraced House
- Two Double Bedrooms
- Fully Fitted Kitchen
- Successful Rental History
- Council Tax Band A





An extended end-terraced house situated in Sneinton. The property is sold to the market with no upward chain and has a previous successful rental history. The property benefits from being within close proximity of amenities including local shops, well-regarded schools, transport links and easy access to Nottingham city centre.

In brief, the property comprises of a good-sized lounge, kitchen with access to a cellar, two double bedrooms and a bathroom with a three piece white suite. The cellar comprises of two rooms which provides ideal store.

Outside, there is a low maintenance rear garden with fenced boundaries. To the front there is a larger than average garage.

The side extensions; the garage and more latterly the bedroom above, were built pre 1985 with no building regulations certificates. We have been advised the side extension is classified as an existing dwelling and the vendors are providing indemnity insurance cover through their solicitor.

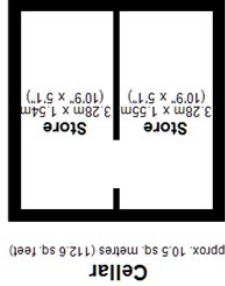
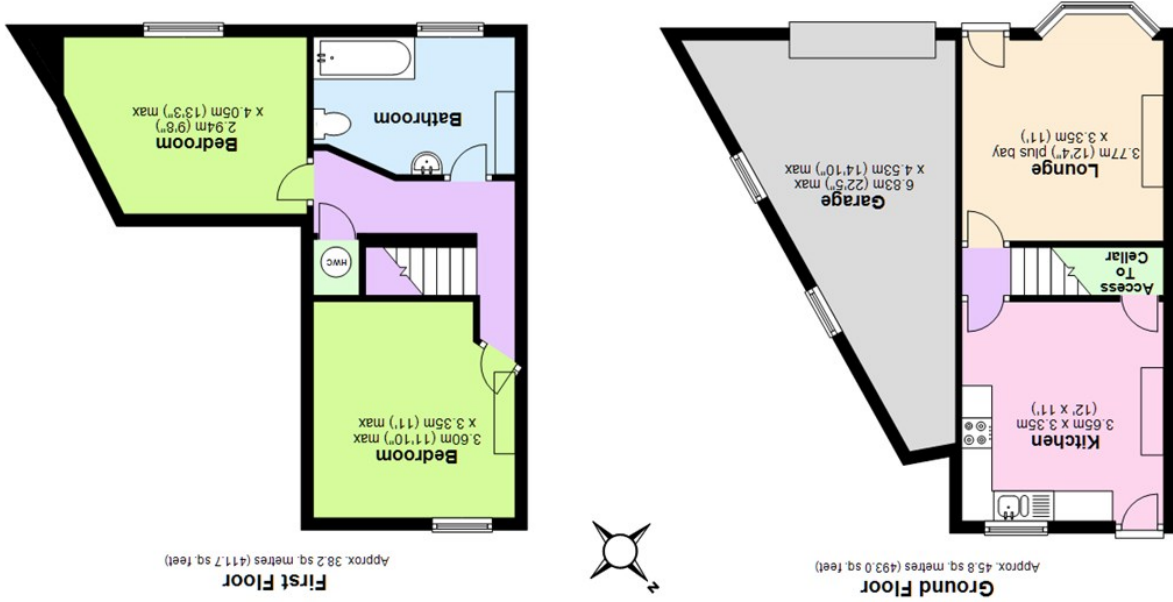


Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
Current		
Potential		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
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(1-20)	G	
Not energy efficient - higher running costs		
Current		
Potential		

EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.