

HoldenCopley

PREPARE TO BE MOVED

Lees Hill Street, Sneinton, Nottinghamshire NG2 4JT

Guide Price £200,000 - £210,000

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NO UPWARD CHAIN...

This three-storey mid-terrace house offers deceptively spacious accommodation and is well presented throughout, making it a perfect choice for any buyer looking to move straight in with minimal fuss. Situated in a convenient location, this property is within easy reach of a wide range of local amenities including shops, excellent transport links, great schools, and Nottingham City Centre – ideal for families and professionals alike. To the ground floor, the property comprises an entrance hall, a living room open to the dining room – perfect for entertaining – and a modern fitted kitchen. The property also benefits from a large cellar, offering excellent storage or potential for further use. The first floor hosts two generously sized double bedrooms, a two-piece bathroom suite, and a separate W/C. To the second floor, you'll find a further double bedroom, adding to the flexibility of the space. Outside, the property benefits from on-street permit parking to the front, and to the rear is a private, low-maintenance courtyard-style garden – perfect for enjoying the warmer months with ease.

MUST BE VIEWED





- Mid-Terrace Three Storey House
- Three Double Bedrooms
- Modern Fitted Kitchen
- Two Reception Rooms
- Two Piece Bathroom Suite & Separate W/C
- Private Low Maintenance Rear Garden
- Large Cellar
- Well-Presented Throughout
- Close To The City Centre
- No Upward Chain





GROUND FLOOR

Entrance Hall

12'9" x 3'0" (3.90m x 0.92m)

The entrance hall has carpeted flooring, carpeted stairs, a radiator, coving and a single door providing access into the accommodation.

Living Room

11'5" x 11'3" (3.49m x 3.43m)

The living room has a UPVC double-glazed window to the front elevation, polished floorboards, a radiator, coving and open access

Dining Room

12'3" x 11'9" (3.74m x 3.59m)

The dining room has a UPVC double-glazed window to the rear elevation, polished floorboards, a radiator and coving.

Kitchen

15'8" x 8'2" (4.80m x 2.49m)

The kitchen has a range of gloss handleless fitted base and wall units with worktops, an integrated Bosch oven, a gas hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and a slimline dishwasher, space for a fridge, wood-effect vinyl flooring, a radiator, partially tiled walls, access down to the cellar, UPVC double-glazed windows to the side and rear elevations and a UPVC single door providing access out to the garden.

FIRST FLOOR

Landing

12'3" x 5'5" (3.74m x 1.67m)

The landing has carpeted flooring, a radiator and provides access to the first and second floor accommodation.

Master Bedroom

14'11" x 11'3" (4.57m x 3.44m)

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

Bedroom Two

12'3" x 9'1" (3.75m x 2.79m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in wardrobe.

Bathroom

8'2" x 6'5" (2.50m x 1.97m)

The bathroom has a pedestal wash basin, a fitted bath with an electric shower and a glass shower screen, wood-effect vinyl flooring, a radiator, partially tiled walls, a wall-mounted boiler, an extractor fan and UPVC double-glazed obscure windows to the side and rear elevations.

W/C

5'0" x 2'8" (1.53m x 0.82m)

This space has a low level flush W/C, wood-effect vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Bedroom Three

14'11" x 11'3" (4.55m x 3.45m)

The third bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and access into the loft.

OUTSIDE

Front

To the front is on street permit parking.

Rear

To the rear is a private courtyard garden and a brick-built raised planter.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
100 Mbps (Highest available upload speed)
Phone Signal – All 4G & 5G & some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No
Any shared or communal facilities? Shared passageway/alley at rear

DISCLAIMER

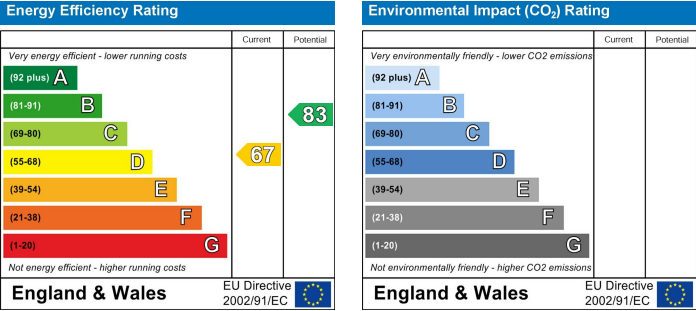
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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