

# HoldenCopley

PREPARE TO BE MOVED

Kentwood Road, Sneinton, Nottinghamshire NG2 4FL

---

Guide Price £140,000 - £175,000



Kentwood Road, Sneinton, Nottinghamshire NG2 4FL





GUIDE PRICE: £140,000-£150,000

NO UPWARD CHAIN...

This three-bedroom mid-terraced house is offered to the market with no upward chain and presents a fantastic opportunity for anyone looking to turn a house into a home or for investors seeking a project. Boasting spacious accommodation set across three floors, the property does require some modernisation, making it ideal for those wanting to put their own stamp on a property. Situated in a convenient location close to Nottingham City Centre, the property benefits from excellent access to a wide range of local amenities, shops, transport links, and the University. To the ground floor, there are two reception rooms and a fitted kitchen, while the first floor offers two double bedrooms serviced by a three-piece bathroom suite. The second floor is occupied by an additional double bedroom. Outside, to the rear, there is a low-maintenance courtyard.

MUST BE VIEWED







- Three-Storey Terraced House
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ample Storage Space
- Low Maintenance Courtyard
- Sold As Seen
- Close To City Centre
- Must Be Viewed











GROUND FLOOR

Living Room

11'1" x 11'6" (3.39m x 3.52m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and a single composite door providing access into the accommodation.

Hall

The hall has carpeted flooring.

Dining Room

13'4" x 11'6" (4.07m x 3.51m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, an in-built under stair cupboard, and a feature fireplace with a decorative surround.

Kitchen

11'1" x 6'1" (3.39m x 1.87m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, partially tiled walls, vinyl flooring, a radiator, UPVC double-glazed windows to the side and rear elevation, and a single door providing access to the garden.

FIRST FLOOR

Landing

11'7" x 5'2" (3.54m x 1.58m)

The landing has carpeted flooring, an in-built cupboard, and provides access to the first floor accommodation.

Bedroom One

11'4" x 11'8" (3.46m x 3.57m)

The first bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and an in-built cupboard.

Bathroom

7'6" x 6'10" (2.31m x 2.09m)

The bathroom has a pedestal wash basin, a panelled bath with a wall-mounted electric shower, a radiator, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

WC

5'8" x 2'7" (1.75m x 0.81m)

This space has a low level flush WC.

Bedroom Three

8'4" x 11'1" (2.56m x 3.38m)

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

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom Two

16'11" x 8'7" (5.16m x 2.63m)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and a loft hatch.

OUTSIDE

To the front of the property is residential on-street parking and to the rear is a low maintenance enclosed courtyard.

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 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

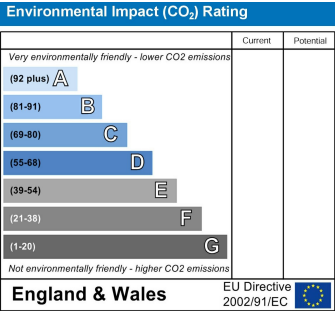
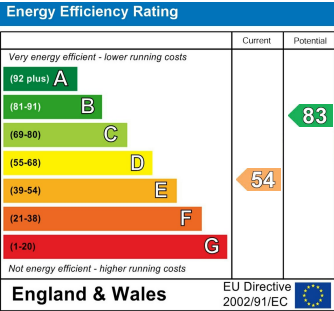
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Kentwood Road, Sneinton, Nottinghamshire NG2 4FL

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.