

# HoldenCopley

PREPARE TO BE MOVED

Loughborough Avenue, Sneinton, Nottinghamshire NG2 4LP

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Guide Price £140,000 - £150,000



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### PLENTY OF POTENTIAL...

Situated in a convenient location just a stone's throw from the City Centre, this three-bedroom end-terraced house is ideal for a range of buyers – whether you're taking your first step onto the property ladder or looking for a solid investment opportunity. Offered to the market with no upward chain and well-maintained throughout, this home provides easy access to a wealth of local amenities, excellent transport links, schools, both Nottingham Trent and the University of Nottingham, and the Queen's Medical Centre. To the ground floor, there are two reception rooms, a fitted kitchen, a three-piece bathroom suite, and access to the cellar. The first floor boasts three bedrooms. Outside, to the front of the property is on-street parking and to the rear of the property, is a low-maintenance courtyard.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Galley-Style Kitchen
- Ground Floor Bathroom
- Cellar Split Into Two
- Low Maintenance Garden
- On-Street Parking
- Sold As Seen
- Convenient Location











GROUND FLOOR

Living Room

11'2" x 10'11" (3.41m x 3.34m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a dado rail, a feature fireplace with a decorative surround, a TV point, a radiator, and a single composite door providing access into the accommodation.

Dining Room

11'4" x 11'2" (3.47m x 3.42m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a dado rail, access to the cellar, and a radiator.

Kitchen

5'10" x 4'7" (1.78m x 1.42m)

The kitchen has a range of fitted base and wall units with laminate worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a cooker, tiled flooring, tiled splashback, a UPVC double-glazed window to the side elevation, and an open arch into the side porch.

side Porch

5'4" x 2'11" (1.65m x 0.89m)

The side porch has tiled flooring and a single composite door providing access to the garden.

Bathroom

5'4" x 6'2" (1.65m x 1.88m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a mains-fed shower and a bi-folding shower screen, tiled flooring, fully tiled walls, an extractor fan, a radiator, and a UPVC double-glazed obscure window to the side elevation.

BASEMENT LEVEL

Cellar One

7'0" x 10'11" (2.15m x 3.35m)

Cellar Two

10'10" x 3'9" (3.32m x 1.16m)

FIRST FLOOR

Landing

2'9" x 9'8" (0.86m x 2.96m)

The landing has carpeted flooring and provides access to the first accommodation.

Master Bedroom

10'11" x 11'3" (3.35m x 3.43m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and wall-mounted shelves.

Bedroom Two

5'11" x 11'5" (1.82m x 3.48m)

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

Bedroom Three

11'5" x 8'0" (3.48m x 2.46m)

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

OUTSIDE

To the front of the property is on-street parking and side gated access to the low maintenance garden to the rear.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Good 4G, Limited 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.

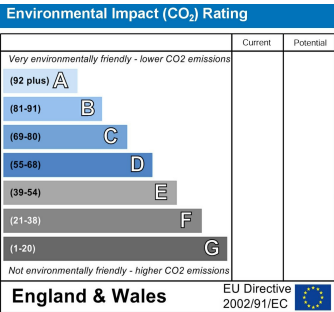
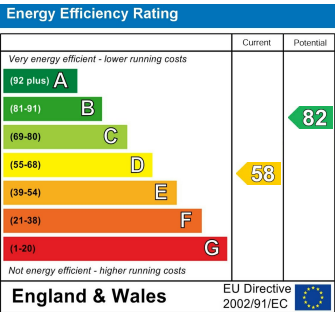
The vendor has advised the following:

Property Tenure is Freehold

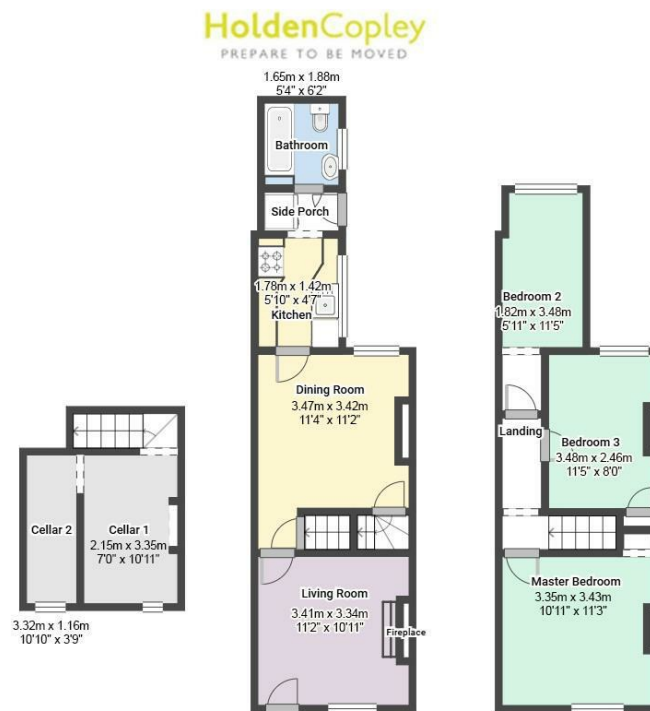
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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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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