

# HoldenCopley

PREPARE TO BE MOVED

Edale Road, Sneinton, Nottinghamshire NG2 4HT

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£95,000

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## LOCATION, LOCATION, LOCATION....

This charming terraced house is located in a popular location just a short walk away from local schools and shops. We feel this house would make a great home for a range of different buyers from a great first time buy or an ideal investment.

There are two good sized reception rooms with one benefiting from a log burner. The ground floor also holds the kitchen and modern bathroom.

Upstairs there are two double bedrooms.

Outside there is a court yard area.

This house is well presented and must be viewed to be appreciated.

NO CHAIN!

\*360 VIRTUAL TOUR AVAILABLE\*





- Charming Terraced House
- Two Good Sized Reception Rooms
- Kitchen
- Ground Floor Bathroom
- Log Burner
- Two Double Bedrooms
- Well Presented Throughout
- Court Yard Area
- Popular Road
- No Chain









ACCOMMODATION

Ground Floor:

Lounge

11\*1" x 10\*9" (3.40 x 3.30)

The lounge has a double glazed window, a gas fire with feature surround and a radiator

Dining Room

13\*5" x 11\*1" (4.10 x 3.40)

The dining room has a double glazed window, a radiator, storage cupboard and a log burner

Kitchen

8\*2" x 5\*10" (2.50 x 1.80)

The kitchen has a range of base and wall units, a stainless steel sink with drainer, space and plumbing for a washing machine, space for a cooker, space for a fridge and a double glazed window

Lobby

The lobby area has a double glazed door and provides access to the bathroom

Bathroom

6\*6" x 5\*10" (2.00 x 1.80)

The bathroom has a bath with shower over, a low level flush WC, hand basin, heated towel rail and a double glazed window

Cellar

11\*1" x 10\*9" (3.40 x 3.30)

First Floor:

Bedroom One

11\*1" x 11\*1" (3.40 x 3.40)

This bedroom has a double glazed window, a radiator and a storage cupboard

Bedroom Two

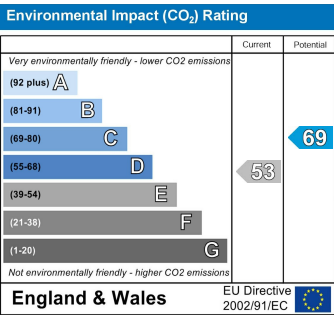
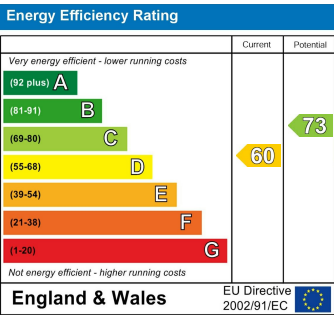
11\*1" x 10\*9" (3.40 x 3.30)

This bedroom has a double glazed window and a radiator

Outside:

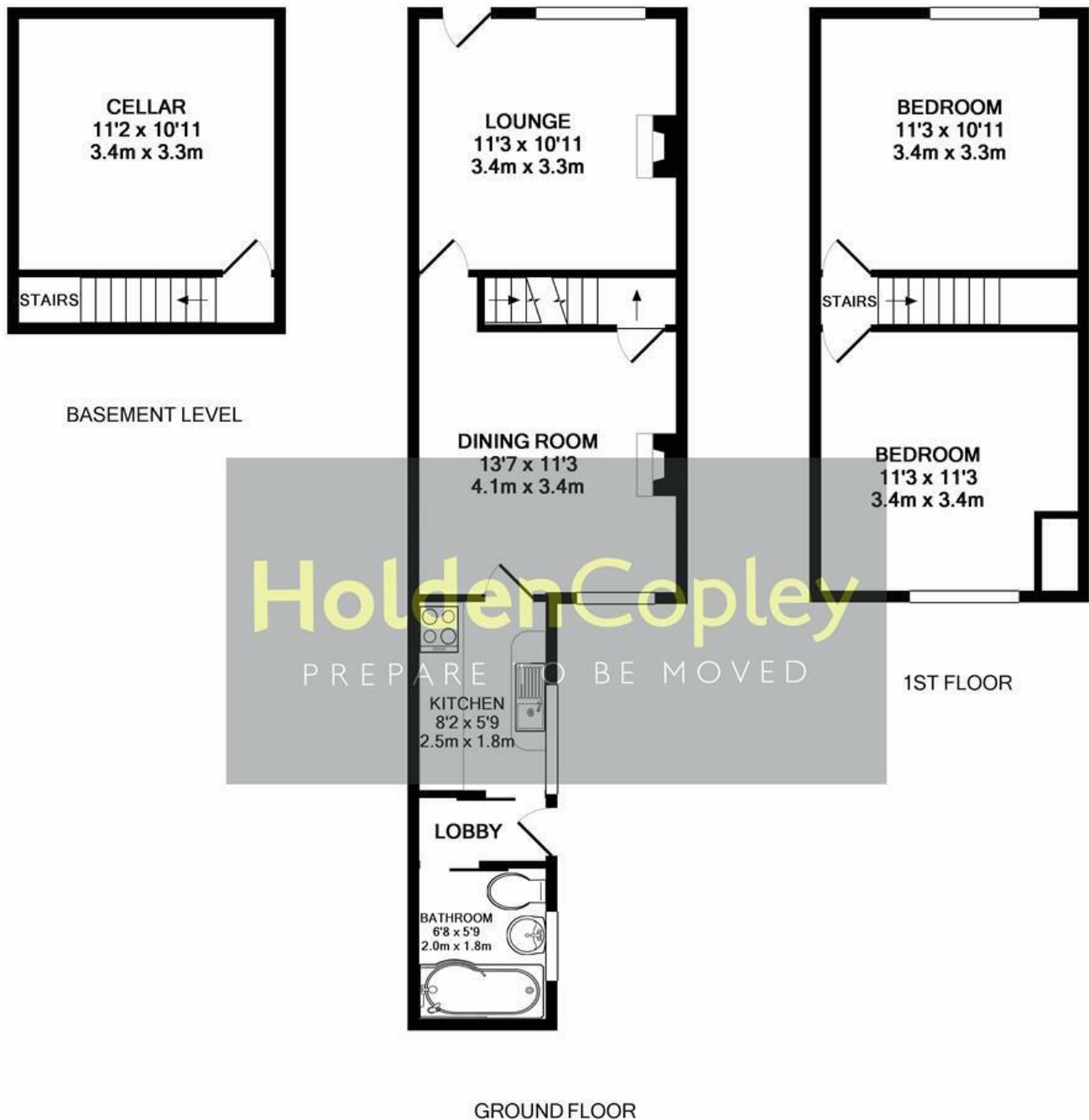
Rear

To the rear of the property there is a low maintenance yard





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Whilst 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 for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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