

# HoldenCopley

PREPARE TO BE MOVED

Lyndhurst Road, Sneinton, Nottinghamshire NG2 4FX

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Asking Price £150,000

Lyndhurst Road, Sneinton, Nottinghamshire NG2 4FX





## NO UPWARD CHAIN...

This two bedroom mid-terraced house would be the perfect purchase for any first time buyer or investor alike as the property is exceptionally well presented and decorated throughout whilst being sold to the market with no upward chain. Situated in a convenient location within close proximity to Nottingham City Centre, which is host to a wide range of shops, restaurants, excellent transport links and various local amenities together with the universities and QMC. To the ground floor is a living room, a modern kitchen diner and a three-piece bathroom suite. Upstairs on the first floor are two good size bedrooms serviced by a shower room suite. Outside to the rear is a low maintenance garden.

MUST BE VIEWED





- Terraced House
- Two Bedrooms
- Good Sized Living Room
- Modern Kitchen Diner
- Two Bathrooms
- Boarded Loft Room
- Low Maintenance Garden
- Well Presented Throughout
- No Upward Chain
- Close To City Centre











## GROUND FLOOR

### Living Room

11'1" x 11'1" (3.4 x 3.4)

The living room has wood effect flooring, a UPVC double glazed stain glass windows to the front elevation, a fitted base cupboard, a TV point, a radiator and a UPVC door to provide access into the accommodation

### Kitchen

11'1" x 11'5" (3.4 x 3.5)

The kitchen has a range of fitted gloss base and wall units with a rolled edge worktop, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, glass and vinyl splash back, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, plinth lighting, recessed spotlights, a radiator and a UPVC double glazed stained glass window to the rear elevation

### Hall

5'10" x 2'11" (1.8 x 0.9)

The hall has wood effect flooring, a recessed spotlight, access to a loft space and a single UPVC door to access the rear garden

### Bathroom

5'10" x 6'10" (1.8 x 2.1)

The bathroom has tiled flooring, a low level dual flush W/C, a vanity unit wash basin, a 'P' shaped bath with a wall mounted electric shower and a shower screen, fully tiled walls, a heated towel rail, an extractor fan, recessed spotlights and a UPVC double glazed stained glass obscure window to the side elevation

## FIRST FLOOR

### Landing

The landing has carpeted flooring, recessed spotlights, an in-built cupboard, access to the first floor accommodation and provides access to a boarded loft with lighting via a drop down ladder

### Bedroom One

11'1" x 11'5" (3.4 x 3.5)

The first bedroom has wood effect flooring, a UPVC double glazed stained glass window to the front elevation, a radiator and recessed spotlights

### Bedroom Two

11'1" x 7'10" (3.4 x 2.4)

The second bedroom has wood effect flooring, a UPVC double glazed stained glass window to the rear elevation, a radiator, a fitted mirrored door wardrobe and recessed spotlights

### Shower Room

5'6" x 2'11" (1.7 x 0.9)

The shower room has floor to ceiling tiles, a low level dual flush W/C, a wall mounted wash basin, a shower enclosure with a overhead rainfall shower, a handheld shower head and a bi-folding shower screen and an extractor fan

## SECOND FLOOR

### Loft Room

The loft houses a wall mounted boiler and has wood effect flooring and a Velux window

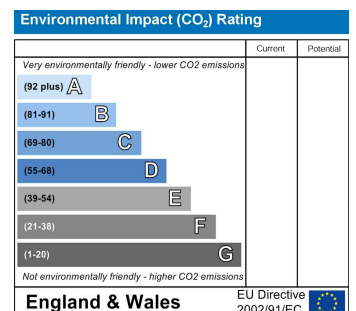
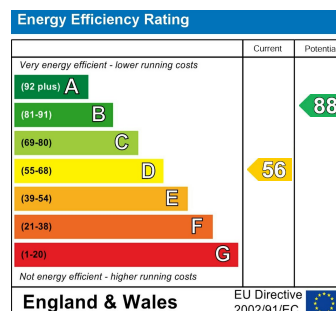
## OUTSIDE

To the front of the property is on street parking. To the rear of the property is a private enclosed low maintenance garden with an artificial lawn, courtesy lighting and brick boundaries

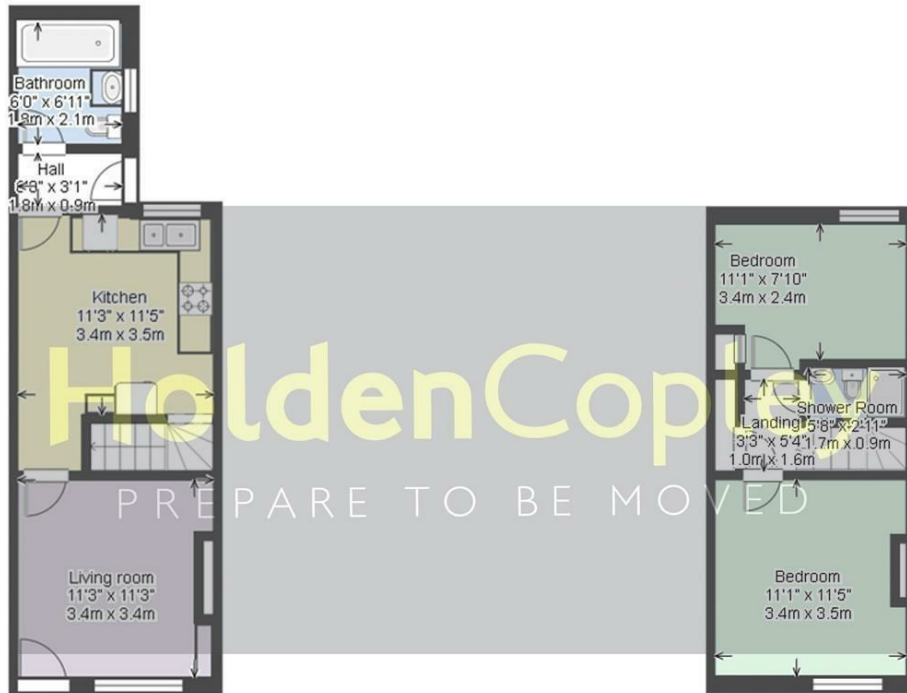
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