

# HoldenCopley

PREPARE TO BE MOVED

Meadow Lane, Sneinton, Nottinghamshire NG2 3GB

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Guide Price £120,000 - £130,000

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## NO UPWARD CHAIN

We are pleased to be bringing to the market this three bedroom Victorian terraced house being sold with no upward chain and would make a great purchase for any first time buyers looking to get onto the property ladder or an investor alike. This property offers plenty of potential and is situated within close proximity to Nottingham City Centre, hosting a range of shops, eateries and excellent transport links. To the ground floor are two reception rooms, a kitchen and a bathroom. To the first floor are two double bedrooms and upstairs on the second floor is an additional double bedroom. Outside to the front is on street parking.

## MUST BE VIEWED



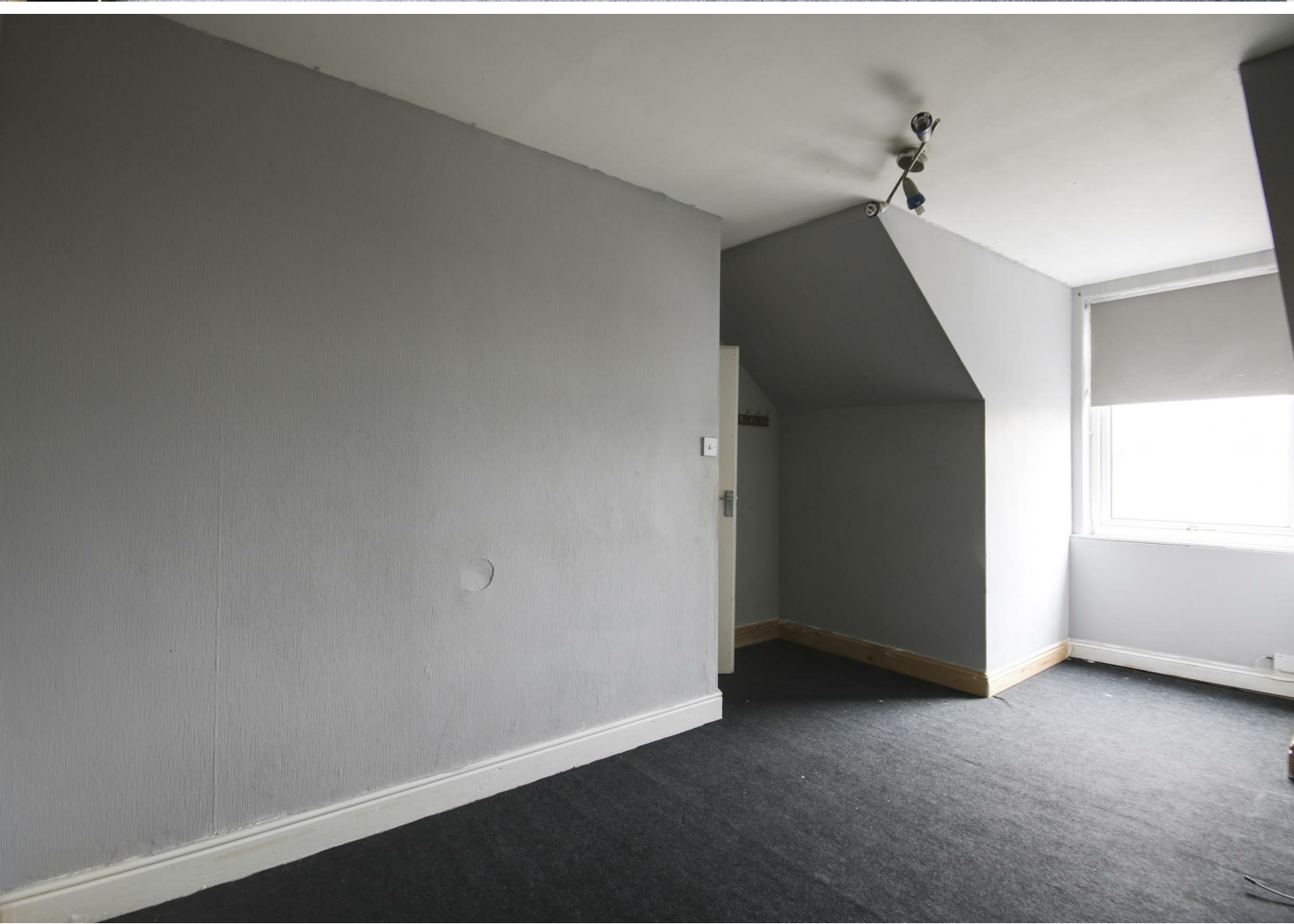


- Three Storey
- Victorian Terraced House
- Three Double Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom
- No Upward Chain
- Close To City Centre
- Plenty Of Potential
- Must Be Viewed
- Freehold









GROUND FLOOR

Living Room

11'8" x 11'3" (3.57 x 3.44)

The living room has a UPVC double glazed window to the front elevation, a TV point, carpeted flooring and coving to the ceiling

Dining Room

13'2" x 11'8" (4.03 x 3.58)

The dining room has wood effect laminate flooring, coving to the ceiling, a cupboard, a feature fireplace with a decorative mantelpiece and a UPVC double glazed window to the rear elevation

Kitchen

13'8" x 7'3" (4.17 x 2.22)

The kitchen has a range of base and wall units with rolled edge work surfaces, a sink and a half with mixer taps and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, partially tiled walls, tiled flooring and a UPVC double glazed window to the side elevation

Hallway

The hall has fitted storage cupboards, an electric wall heater, partly wood panelled walls and access to the garden

Bathroom

7'0" x 5'6" (2.15 x 1.68)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with an overhead shower, tiled walls, tiled flooring and a UPVC double glazed window to the side elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, an electric wall heated and provides access to the first floor accommodation

Master Bedroom

11'9" x 10'9" (3.60 x 3.28)

The main bedroom has a UPVC double glazed window to the rear elevation, a TV point, carpeted flooring and an electric wall heater

Bedroom Two

11'9" x 11'3" (3.59 x 3.44)

The second bedroom has a UPVC double glazed window to the front elevation, a TV point, carpeted flooring and built in storage space

SECOND FLOOR

Bedroom Three

12'7" x 10'4" (3.86 x 3.15)

The third bedroom has a UPVC double glazed window to the front elevation and carpeted flooring,

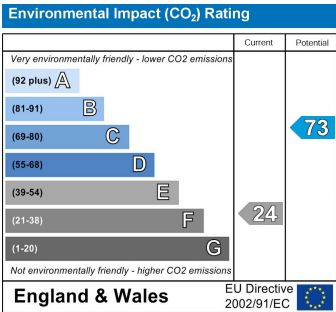
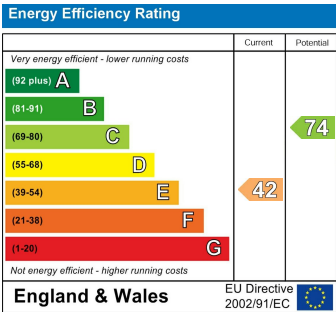
OUTSIDE

To the front of the property is on street parking

DISCLAIMER

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