

# HoldenCopley

PREPARE TO BE MOVED

Lichfield Road, Sneinton, Nottinghamshire NG2 4GG

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£725

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## SUPERB REFURB....

This two bedroom terraced property has been recently refurbished throughout to a high standard and offers spacious accommodation, an ideal combination for couples and professionals ! Situated in the increasingly popular location of Sneinton, which is just a stones throw away from Nottingham City Centre which is host to a range of local amenities such as shops, eateries and excellent transport links with bus routes located nearby. To the ground floor of the property are two spacious reception rooms, a galley kitchen and a three piece bathroom suite, to the first floor are two double bedrooms. Outside to the front of the property is the availability for on street parking and to the rear of the property is a private low maintenance courtyard.

MUST BE VIEWED





- Terraced Home
- Two Double Bedrooms
- Two Reception Rooms
- Modern Bathroom
- Galley Kitchen
- Private Rear Garden
- On Street Parking
- Popular Location
- Must Be Viewed











GROUND FLOOR

Living Room

11'1" x 10'5" (3.4 x 3.2)

The living room has carpeted flooring, a radiator, a feature fireplace with a decorative mantelpiece and a hearth, a UPVC double glazed window to the front elevation and a UPVC door to provide access into the accommodation

Dining Room

11'1" x 13'5" (3.4 x 4.1)

The dining room has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Kitchen

6'10" x 15'1" (2.1 x 4.6)

The kitchen has tiled flooring, a range of fitted base and wall units with fitted wood effect countertops, a stainless steel sink and a half with a drainer and mixer taps, an integrated oven with a gas hob and an extractor hood, partially tiled walls, space for a fridge freezer, a UPVC double glazed windows to the side elevation and a UPVC door to access the side of the property

Bathroom

6'10" x 5'6" (2.1 x 1.7)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel taps, a panelled bath with a wall mounted shower fixture and a glass shower screen, partially tiled walls, a heated towel rail and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

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

Bedroom One

10'5" x 11'1" (3.2 x 3.4)

The main bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

11'1" x 10'5" (3.4 x 3.2)

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

OUTSIDE

Front

To the front of the property is the availability to provide off road parking

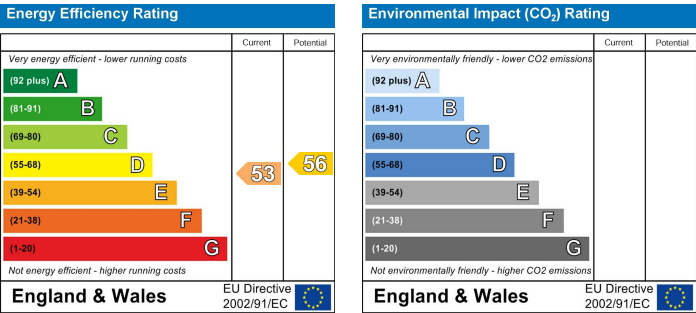
Rear

To the rear of the property is a private enclosed garden, various plants, panelled fencing and courtesy lighting

DISCLAIMER

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