

# HoldenCopley

PREPARE TO BE MOVED

Perlethorpe Avenue, Sneinton, Nottinghamshire NG2 4JZ

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Guide Price £150,000

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GUIDE PRICE: £150,000 - £160,000

This three bedroom Victorian end terraced house will make the perfect purchase for any first time buyer or investor as it is ready to move straight into and has recently had significant improvements made including renovated sash windows, a boiler and engineered oak wood flooring. The property is situated in a private cul-de-sac location just a short walk to Nottingham City Centre, excellent transport links and various local amenities.

To the ground floor is an entrance hall, an open plan living room and dining room aswell as the kitchen and access to the cellar. The first floor carries two bedrooms serviced by a modern bathroom suite and upstairs to the second floor is an additional bedroom.

Outside to the front is on street parking and to the rear is a low maintenance courtyard style garden.

\*360° VIRTUAL TOUR AVAILABLE\*

MUST BE VIEWED







- Victorian End Terraced House
- Three Bedrooms
- Modern Kitchen
- Open Plan Living & Dining Room
- Stylish Bathroom Suite
- Low Maintenance Courtyard Style Garden
- Close To City Centre
- New Boiler
- 360° Virtual Tour Available
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has a radiator, oak wood flooring and provides access into the accommodation

Living Room

12'1" x 10'10" (3.70 x 3.31)

The living room has two windows, a radiator, TV point and oak wood flooring

Dining Room

11'7" x 10'4" (3.55 x 3.17)

The dining room has a radiator, a window and oak wood flooring

Kitchen

9'6" x 7'4" (2.90 x 2.24)

The kitchen has a range of base and wall units, a ceramic sink with mixer taps, an integrated oven with a gas hob, an integrated fridge freezer, part tiled walls, tiled flooring, a window, access to the cellar and access to the rear

BASEMENT

Cellar

15'8" x 14'0" (4.78 x 4.29)

FIRST FLOOR

Landing

The landing has a window and provides access to the first floor accommodation

Master Bedroom

14'8" x 12'2" (4.48 x 3.73)

The main bedroom has built in storage which houses the boiler, a radiator and a window

Bedroom Two

7'3" x 6'11" (2.23 x 2.12)

The second bedroom has a radiator and a window

Bathroom

7'4" x 5'6" (2.25 x 1.68)

The bathroom has a low level flush WC, a hand wash basin, a bath with an overhead shower and shower screen, a tall radiator, tiled walls and a window

SECOND FLOOR

Bedroom Three

14'2" x 12'0" (4.34 x 3.67)

The third bedroom has a Velux window, a radiator and built in eves storage

OUTSIDE

Front

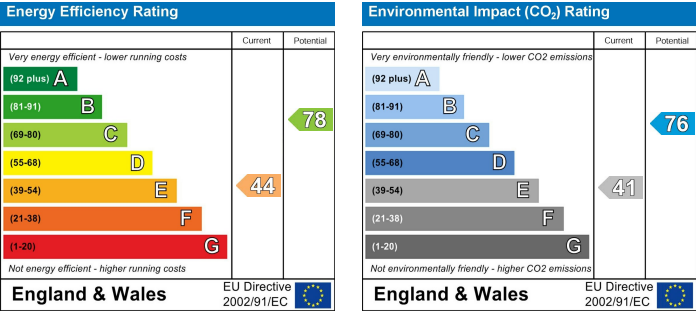
To the front of the property is on street parking

Rear

To the rear of the property is a low maintenance patio garden with gated access

DISCLAIMER

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