

HoldenCopley

PREPARE TO BE MOVED

Kilby Avenue, Sneinton, Nottinghamshire NG3 7DD

Guide Price £145,000 - £155,000

Kilby Avenue, Sneinton, Nottinghamshire NG3 7DD

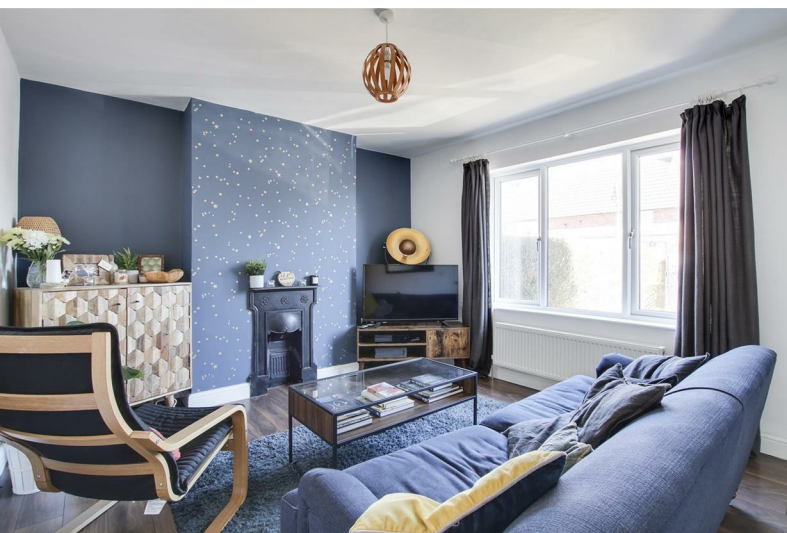


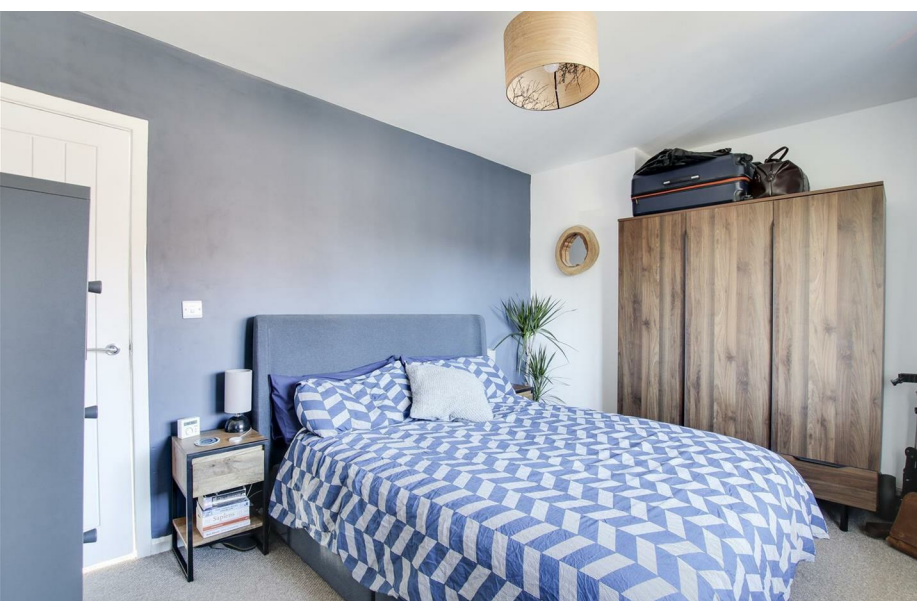
GUIDE PRICE £145,000 - £155,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This two bedroom end terrace house would make the perfect purchase for any first time or family buyer alike as it offers spacious accommodation whilst being well presented throughout. The property benefits from being decorated throughout along with a newly fitted kitchen and new door frames. The property is situated in a convenient location within close proximity to various schools, local amenities, excellent transport links and easy access to Nottingham City Centre. To the ground floor is an entrance hall, a spacious living room, a modern fitted kitchen, a W/C, a conservatory and to the first floor are two good sized bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a driveway providing off road parking and to the rear is a south-facing garden.

MUST BE VIEWED





- End Terrace House
- Two Bedrooms
- Spacious Living Room
- Newly Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Newly Fitted Door Frames
- South-Facing Garden
- Off Road Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'11" x 2'11" (1.2 x 0.9)

The entrance hall has tiled flooring, carpeted stairs, a built-in cupboard and a UPVC double glazed door providing access into the accommodation

Living Room

12'1" x 13'9" (3.7 x 4.2)

The living room has wood flooring, a wall mounted radiator, an original fireplace, a TV point and a UPVC double glazed window to the front elevation

Kitchen

6'2" x 17'0" (1.9 x 5.2)

The kitchen has tiled flooring, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, partially tiled walls, an integrated oven, an integrated gas hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, an extractor fan, recessed spotlights, access to the W/C, UPVC double glazed windows and double French doors to the rear elevation

W/C

2'11" x 3'7" (0.9 x 1.1)

This space has tiled flooring, a chrome heated towel rail, a combined two-in-one wash basin and low level flush W/C, tiled splashback and a UPVC double glazed obscure window to the side elevation

Conservatory

11'1" x 16'0" (3.4 x 4.9)

The conservatory has carpeted flooring, a wall mounted radiator, wall mounted light fixtures, a polycarbonate roof, a range of UPVC double glazed windows and sliding doors to the garden

FIRST FLOOR

Landing

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

The landing has carpeted flooring, a UPVC double glazed window to the side elevation and provides access to a partially boarded loft and the first floor accommodation

Master Bedroom

9'10" x 13'9" (3.0 x 4.2)

The main bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the front elevation

Bedroom Two

8'6" x 11'5" (2.6 x 3.5)

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

Bathroom

5'2" x 5'2" (1.6 x 1.6)

The bathroom has tiled flooring, a chrome heated towel rail, a low level flush W/C, a vanity wash basin with storage, a corner fitted

shower enclosure with a wall mounted shower, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway providing off road parking for two vehicles, panelled fencing and gated access to the rear garden

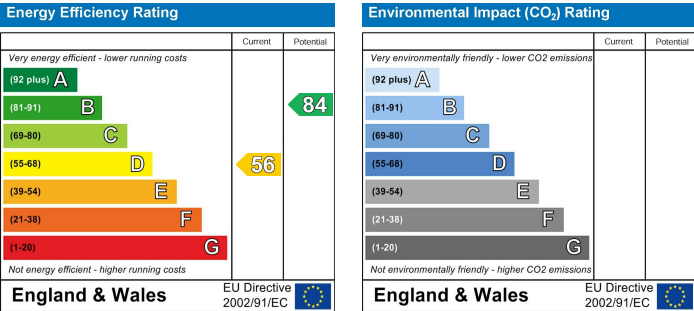
Rear

To the rear of the property is a south-facing garden with a lawn, decking spread across two levels, a wooden shed, panelled fencing, a range of plants and shrubs and mature trees

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.



Kilby Avenue, Sneinton, Nottinghamshire NG3 7DD



Approx. Gross Internal Area of the Ground floor:
482.44 Sq Ft - 44.82 Sq M
Approx. Gross Internal Area of the Entire Property:
782.21 Sq Ft - 72.67 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

Approx. Gross Internal Area of the 1st floor:
299.77 Sq Ft - 27.85 Sq M
Approx. Gross Internal Area of the Entire Property:
782.21 Sq Ft - 72.67 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.