

HoldenCopley

PREPARE TO BE MOVED

Hardstaff Road, Sneinton, Nottinghamshire NG2 4HS

Guide Price £150,000 - £160,000

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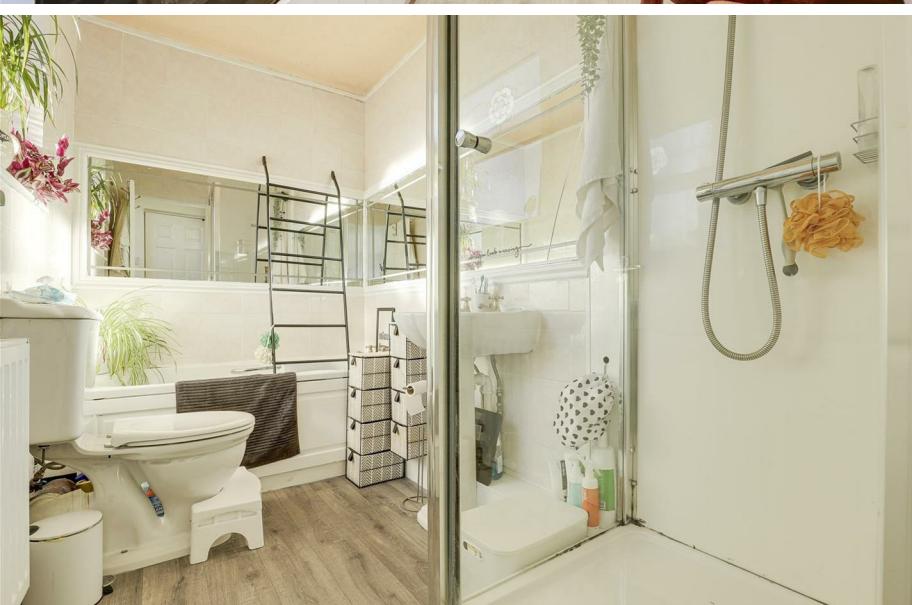
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NO UPWARD CHAIN...

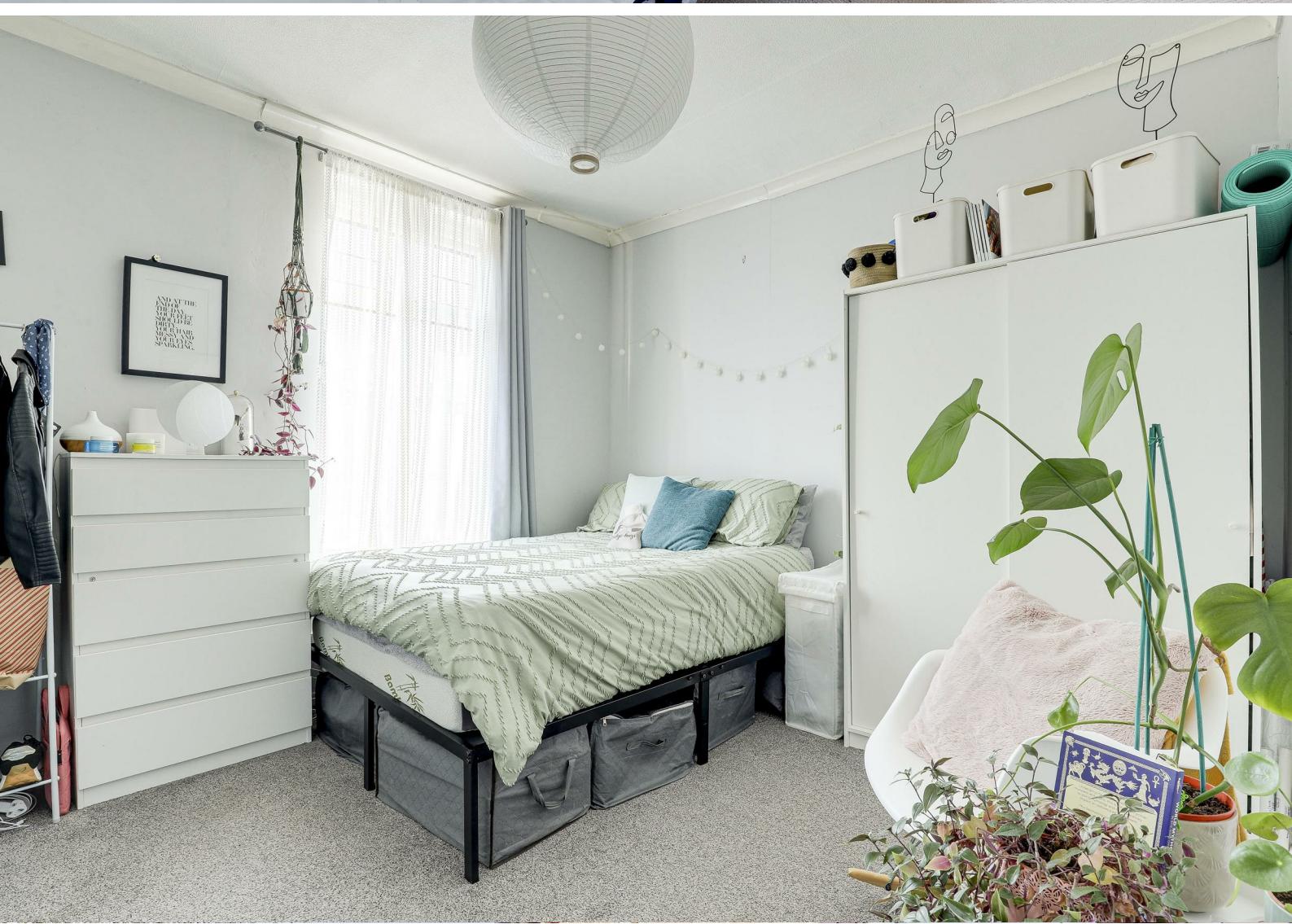
Offered to the market with no upward chain, this two-bedroom end-terrace home is ideal for first time buyers ready to get onto the property ladder, investors seeking a well-placed opportunity to upgrade their portfolio, or those working in Nottingham City Centre wanting a simple commute. Situated in a popular and convenient location in Nottingham, this home is within walking distance of various local amenities including shops, schools and excellent transport links, whilst also being just a stone's throw from Universities and Hospitals. Inside, the property features an open plan living/dining area with a cosy feature fireplace and ample natural light. The kitchen is fitted and provides appliances and a breakfast bar, as well as access through to the four piece bathroom suite. Upstairs, the first floor houses two double bedrooms, one of which offers a built-in wardrobe. Externally, the front of the property offers permit parking, whilst the rear offers a low-maintenance courtyard style with gated access.

MUST BE VIEWED





- End Terrace House
- Two Double Bedrooms
- Spacious Living/Dining Room
With Fireplace
- Fitted Kitchen & Utility Room
- Ground Floor Four Piece
Bathroom Suite
- Permit Parking
- Low Maintenance Garden
- Gas Central Heating & UPVC
Windows Throughout
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Living/Dining Room

11'0" x 24'3" (3.36m x 7.41m)

The living/dining room has carpeted flooring, carpeted stairs, two radiators, a feature fireplace with a decorative surround and a hearth, a dado rail, coving to the ceiling, two ceiling roses, a UPVC double-glazed window to the front elevation, a wood-framed single glazed internal window to the rear porch, and a single UPVC door with an overhead window providing access into the accommodation.

Kitchen

10'6" x 6'0" (3.21m x 1.83m)

The kitchen has a range of fitted base and wall units with rolled edge worktops and a breakfast bar, a composite sink with a mixer tap and drainer, an integrated oven, an integrated gas hob and extractor fan, an undercounter fridge, a wall-mounted boiler, laminate flooring, partially tiled walls, a radiator, a wood-framed single-glazed internal window to the side elevation, and a single wooden door leading out to the rear porch.

Rear Porch

4'3" x 8'0" (1.32m x 2.44m)

The rear porch has UPVC double-glazed windows to the side and rear elevation, a polycarbonate roof, electricity, a courtesy light, and a UPVC door leading out to the rear garden.

Utility Room

2'10" x 5'3" (0.87m x 1.61m)

The utility room has laminate flooring, a radiator, a washing machine, and a UPVC double-glazed obscure window to the side elevation.

Bathroom

9'4" x 5'2" (2.86m x 1.59m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted handheld shower fixture, laminate flooring, tiled walls, a radiator, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, a wall-mounted electric heater, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

10'5" x 11'1" (3.20m x 3.38m)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bedroom Two

13'6" x 8'9" (4.12m x 2.67m)

The second bedroom has carpeted flooring, a radiator, a dado rail, a built-in wardrobe, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is availability for permit street parking.

Rear

To the rear of the property is a low maintenance garden with a paved patio seating area, a raised planter, gated access, and brick wall boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is freehold.

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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 licence 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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