

HoldenCopley

PREPARE TO BE MOVED

Hardstaff Road, Sneinton, Nottinghamshire NG2 4HS

Guide Price £150,000 - £160,000

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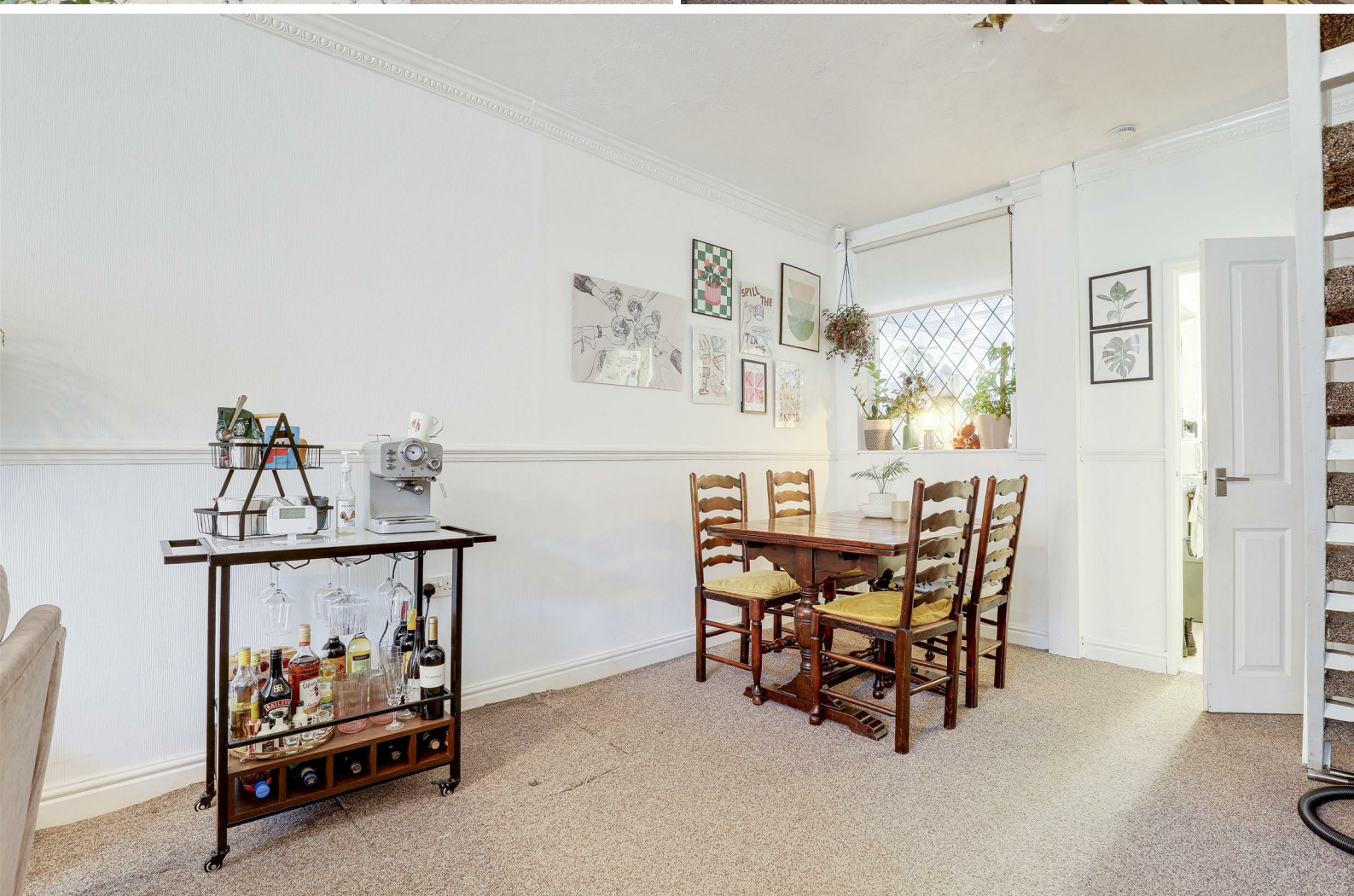


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NO UPWARD CHAIN...

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 to the rear porch. The utility room offers a washing machine and 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

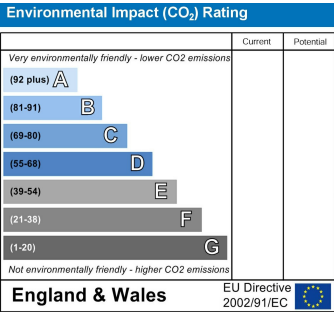
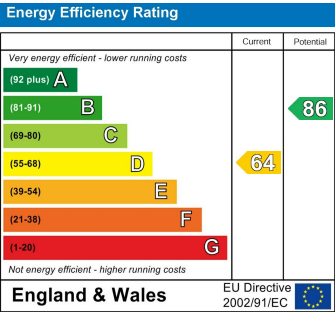
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

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This floorplan is for illustrative purposes only.

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