

# HoldenCopley

PREPARE TO BE MOVED

Granby Villas, Sneinton, Nottinghamshire NG2 4LD

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Guide Price £200,000 - £220,000



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### WELL-PRESENTED VICTORIAN HOME...

This well presented four-bedroom, three-storey mid-terrace Victorian house offers spacious and versatile accommodation throughout, making it a perfect choice for a variety of buyers – from first-time buyers to city professionals or investors alike. Situated in a well-connected location just a short distance from the city centre, this home benefits from excellent transport links, a range of local amenities, shops, and great schools. To the ground floor, the property comprises an entrance hall, a bright and airy living room, a separate dining room ideal for entertaining, and a modern fitted kitchen with plenty of worktop space and units for storage. From the kitchen, there is access to a useful cellar, providing additional storage or potential for further development. The first floor hosts two well-proportioned bedrooms serviced by a three-piece bathroom suite. The second floor boasts two additional bedrooms, offering flexibility for growing families, home offices, or guest accommodation. Externally, the property enjoys a front garden with a lawn and wooden decking – perfect for relaxing outdoors – while to the rear there is a private low maintenance courtyard garden. On-street parking is available for permit holders. This is a fantastic opportunity to own a spacious home that's perfectly positioned for convenient city living.

NO UPWARD CHAIN





- Mid-Terrace Three-Storey House
- Four Bedrooms
- Modern Fitted Kitchen & Access To A Cellar
- Two Reception Rooms
- Three Piece Bathroom Suite
- Front Garden & Low Maintenance Rear Courtyard Garden
- On Street Permit Parking
- Close To The City Centre
- No Upward Chain
- Old Sneinton Conservation Area











GROUND FLOOR

Entrance Hall

The entrance hall has slate tiled flooring, carpeted stairs, a radiator, coving, a decorative ceiling arch and a single door providing access into the accommodation.

Living Room

12\*1" x 11\*3" (3.69m x 3.43m)  
The living room has a sliding sash window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove with a tiled hearth, coving and a ceiling rose.

Dining Room

13\*1" x 12\*0" (4.01m x 3.66m)  
The dining room has a sliding sash window, laminate flooring, a radiator, a recessed chimney breast alcove and open access into the kitchen.

Kitchen

7\*9" x 10\*7" (2.37m x 3.23m)  
The kitchen has a range of fitted base and wall units with worktops, a gas hob with an extractor hood, an integrated double oven and fridge, a stainless steel sink and a half with a drainer and a swan neck mixer tap, slate tiled flooring, partially tiled walls, access down to the cellar, windows to the side and rear elevations and a single door providing access out to the garden.

FIRST FLOOR

Landing

5\*5" x 13\*4" (1.67m x 4.07m)  
The landing has a sash window to the rear elevation, carpeted flooring, a radiator and provides access to the first floor accommodation.

Master Bedroom

11\*2" x 14\*11" (3.42m x 4.55m)  
The main bedroom has a sliding sash window to the front elevation, carpeted flooring and a radiator.

Bedroom Four

9\*8" x 7\*10" (2.95m x 2.39m)  
The fourth bedroom has a sliding sash window to the rear elevation, carpeted flooring, a radiator and a wall-mounted boiler.

Bathroom

8\*3" x 5\*0" (2.54m x 1.53m)  
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, vinyl flooring, a chrome heated towel rail, partially tiled walls, a built-in cupboard and an extractor fan.

SECOND FLOOR

Landing

5\*8" x 8\*7" (1.73m x 2.64m)  
The landing has carpeted flooring, a radiator and a built-in cupboard.

Bedroom Two

15\*1" x 11\*6" (4.62m x 3.51m)  
The second bedroom has a sliding sash window to the front elevation, carpeted flooring and a radiator.

Bedroom Three

9\*4" x 11\*0" (2.85m x 3.37m)  
The third bedroom has a velux window to the rear elevation, carpeted flooring, a radiator and access into the boarded loft.

OUTSIDE

Front

To the front is a garden with a lawn, wooden decking and to the side of the property is on street parking for permit holders.

Rear

To the rear is a courtyard garden with brick wall boundaries, wooden decking and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas - Connected to Mains Supply  
Septic Tank – No  
Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)  
100 Mbps (Highest available upload speed)  
Phone Signal – All 4G & 5G, some 3G available  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Very low risk of flooding  
Non-Standard Construction – No  
Any Legal Restrictions – Old Sneinton conservation area  
Other Material Issues – No  
Property affected by rights of way? The steps and path to the front and rear are shared rights of way for all houses on Granby villas

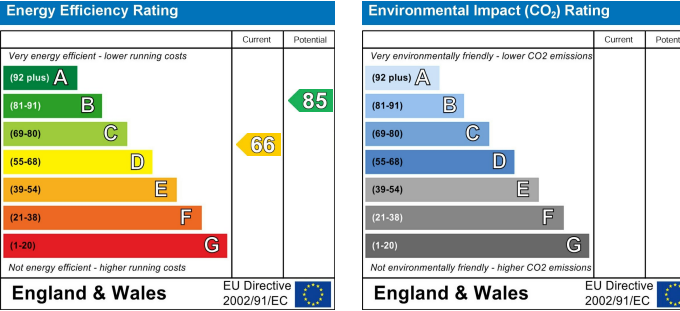
DISCLAIMER

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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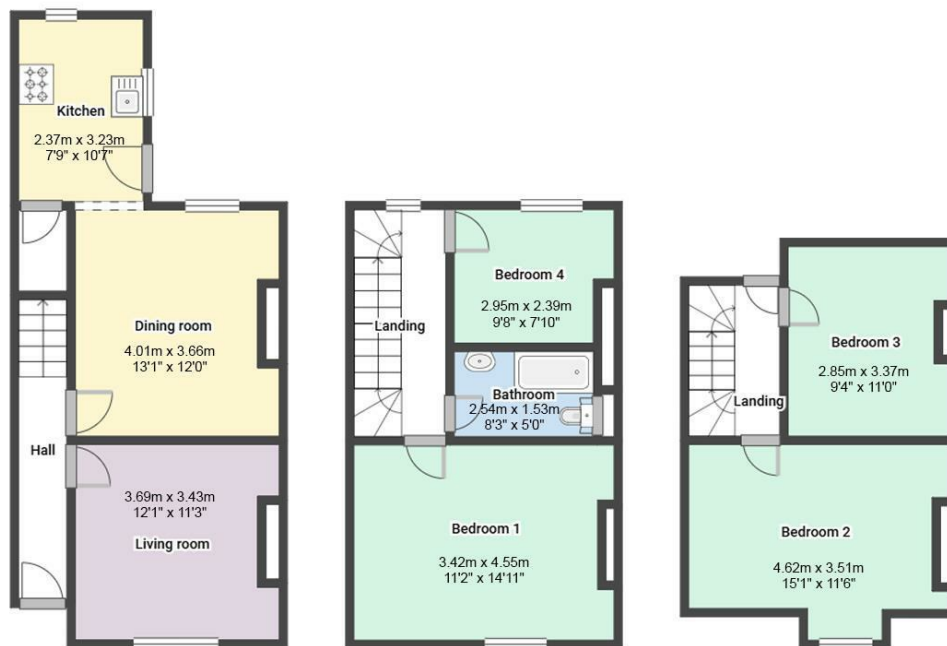
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**0115 7734300**

**906A Woodborough Road, Mapperley, Nottingham, NG3 5QR**

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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