

# HoldenCopley

PREPARE TO BE MOVED

Lyndhurst Road, Sneinton, Nottinghamshire NG2 4FW

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Guide Price £150,000



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GUIDE PRICE: £150,000 - £160,000

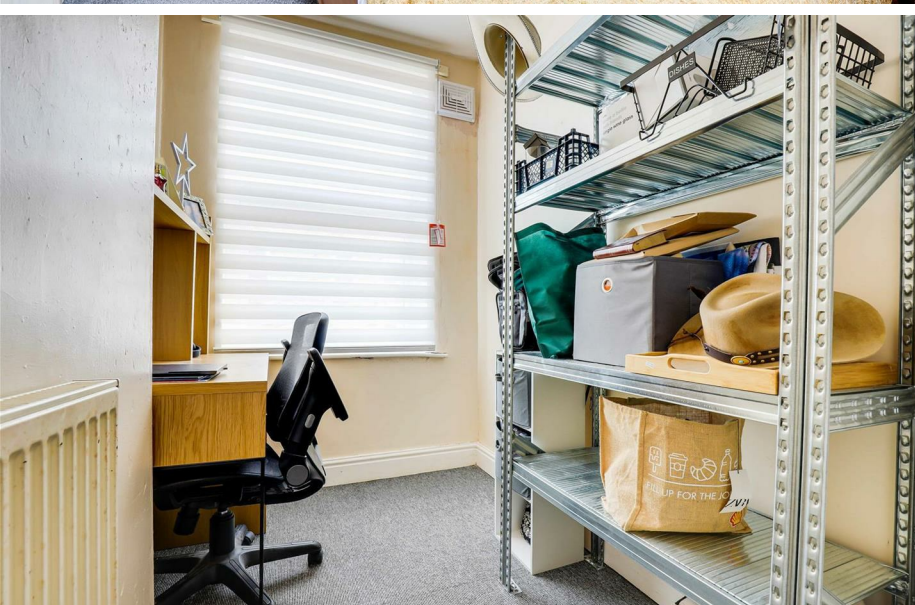
WELL-PRESENTED THROUGHOUT...

Discover the perfect blend of charm, space, and convenience in this three-bedroom mid-terraced house, spread across three beautifully presented floors. Nestled in a sought-after location, this delightful home offers easy access to a plethora of local amenities, excellent transport links, and seamless connectivity to the City Centre. As you step inside, you'll be immediately struck by the immaculate condition of this property, making it truly ready for you to move in and start creating memories. The ground floor boasts a comfortable and inviting living room, providing an ideal space for relaxation and gatherings. Adjacent to it, you'll find a fitted kitchen, perfectly designed to cater to your culinary needs, and a convenient utility room, adding a practical touch to daily living along with access to the cellar, providing great storage space. Venture up to the first floor, and you'll discover a spacious master bedroom, exuding tranquility and comfort. Alongside it, a cosy single bedroom awaits, perfect for a child's room or a home office. The well-appointed bathroom on this floor ensures a rejuvenating experience, featuring modern fixtures and fittings. Ascend to the second floor, and you'll be delighted to find a further double bedroom, offering versatility and privacy for your family or guests. To the rear of the property lies a charming courtyard-style garden.

MUST BE VIEWED







- Mid-Terraced House
- Three Bedrooms
- Good-Sized Living Room
- Contemporary Kitchen With Separate Utility Room
- Cellar
- Three-Piece Bathroom Suite
- Enclosed Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Living Room

11\*5" x 11\*1" (3.49m x 3.40m)

The living room has a UPVC double-glazed window to the front elevation, coving to the ceiling, a radiator, wood-effect flooring, a recessed chimney breast alcove with a feature fireplace, a TV point and a composite door providing access into the accommodation

Kitchen

12\*4" x 11\*2" (3.77m x 3.41m)

The kitchen has a range of fitted base units with wood-effect worktops, a stainless steel sink with a mixer tap and drainer, space for a cooker, an extractor fan, space for a fridge freezer, space for a dining table, wood-effect flooring, a vertical radiator, access to the cellar and a UPVC double-glazed window to the rear elevation

Utility Room

5\*9" x 7\*1" (1.77m x 2.17m)

The utility room has fitted units, wood-effect flooring, space and plumbing for a washing machine, space for a tumble-dryer, tiled splashback, a wall-mounted BAXI boiler, wood-effect flooring, a radiator, a UPVC double-glazed window to the side elevation and a single UPVC door to access the rear garden

BASEMENT LEVEL

Cellar

The cellar offers great storage space

FIRST FLOOR

Landing

5\*4" x 9\*0" (1.63m x 2.75m)

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation

Master Bedroom

11\*5" x 11\*2" (3.48m x 3.41m)

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

Bedroom Two

5\*8" x 9\*9" (1.74m x 2.99m)

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

Bathroom

5\*2" x 9\*10" (1.59m x 3.00m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture, a radiator, partially tiled walls, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation

SECOND FLOOR

Bedroom Three

20\*11" x 8\*5" (6.39m x 2.57m)

The third bedroom has carpeted flooring, a radiator and a Velux window

OUTSIDE

Outside to the rear is an enclosed courtyard style garden

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.

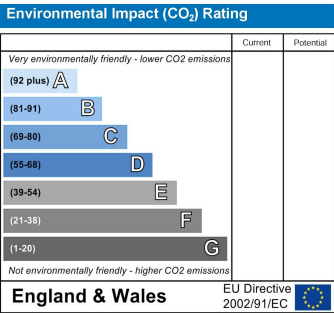
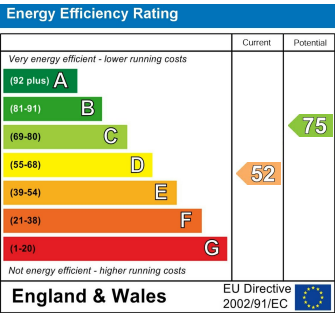
The vendor has advised the following:

Property Tenure is Freehold

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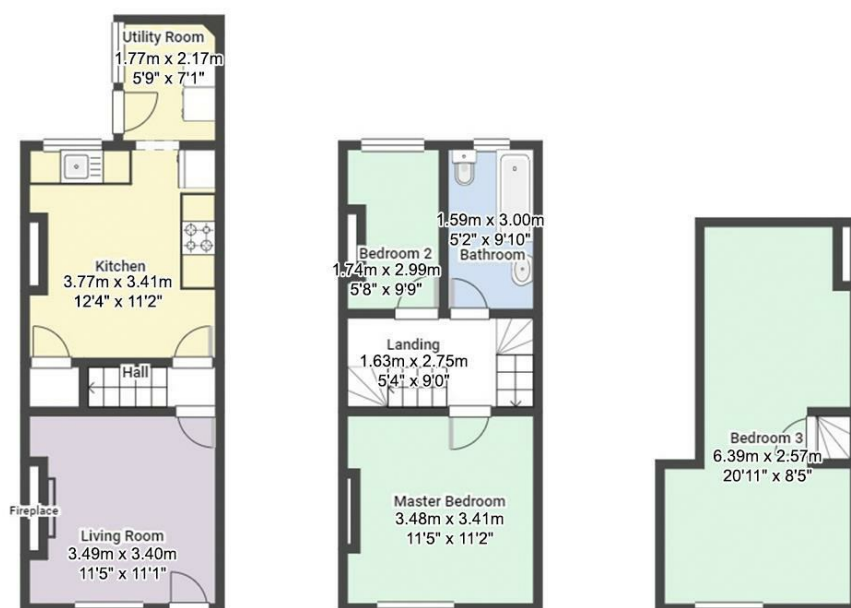
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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.

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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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