

HoldenCopley

PREPARE TO BE MOVED

Lees Hill Street, Sneinton, Nottinghamshire NG2 4JW

Guide Price £170,000 - £180,000

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NO UPWARD CHAIN...

Offered to the market with no upward chain, this three-bedroom semi-detached property is ideal for a wide range of buyers, whether you're a first-time buyer ready to get onto the property ladder, a growing family, or an investor seeking a well-placed opportunity to upgrade their portfolio! The property is situated in a popular and convenient location within walking distance of various local amenities including shops, schools and excellent transport links, whilst also being just a stone's throw from the City Centre, Universities and Hospitals — ideal for commuters or anyone who wants everything close by. The home is a great opportunity for buyers seeking a property with potential for improvement.

Internally, the ground floor offers a porch leading into the hallway, a two spacious reception rooms, and a fitted kitchen. Upstairs, the first floor is home to three bedrooms and a three piece bathroom suite. Externally, to the front of the home is availability for permit street parking.

MUST BE VIEWED



- Semi-Detached Home
- Three Bedrooms
- Living Room
- Dining Room With Fireplace
- Fitted Kitchen
- Three Piece Bathroom Suite
- Convenient Location
- Permit Parking Available
- No Upward Chain
- Must Be Viewed

GROUND FLOOR

Porch
3'7" x 1'7" (1.11m x 0.50m)
The porch has exposed brick walls and obscure double French doors providing access into the accommodation.

Entrance Hall
13'10" min x 7'2" (4.24m min x 2.19m)
The entrance hall has carpeted flooring and stairs, a radiator, understairs storage, a UPVC double-glazed window to the side elevation, and a single door providing access via the porch.

Living Room
12'2" x 11'1" (3.72m x 3.39m)
The living room has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Dining Room
13'2" x 11'1" (4.02m x 3.39m)
The dining room has carpeted flooring, a fireplace, and a UPVC double-glazed window to the rear elevation.

Kitchen
12'1" max x 7'1" (3.69m max x 2.18m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap, an integrated oven and hob, tiled flooring, partially tiled walls, a radiator, two UPVC double-glazed windows to the side and rear elevations.

FIRST FLOOR

Landing
7'3" x 3'1" (2.22m x 0.95m)
The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom
13'2" x 11'1" (4.02m x 3.39m)
The main bedroom has carpeted flooring, a range of fitted wardrobes and cupboards, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Two
12'2" x 11'1" (3.72m x 3.39m)
The second bedroom has carpeted flooring, a fireplace surround, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Three
8'3" x 8'3" (2.54m x 2.54m)
The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom
9'3" x 7'2" (2.84m x 2.20m)
The bathroom has a low level flush W/C, a pedestal wash basin, a bath with a handheld shower, wood-effect flooring, partially tiled walls, a radiator, a built-in storage cupboard, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE
The front of the property offers permit street parking.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Heating – 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 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.

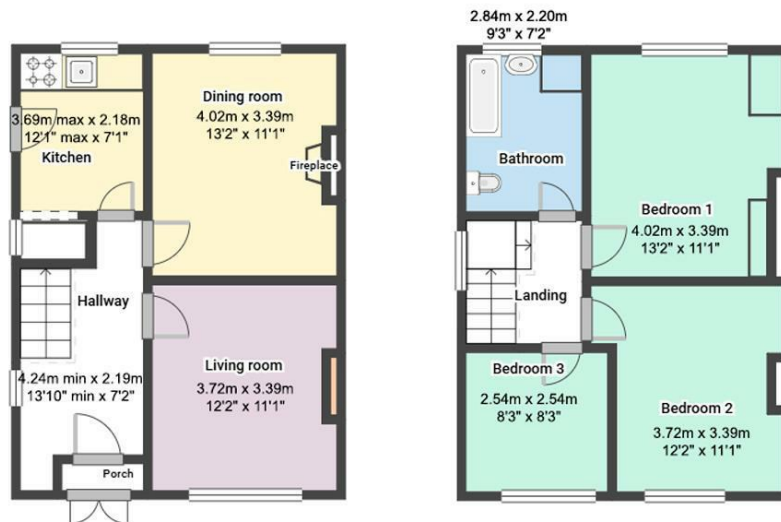
The vendor has advised the following:
Property Tenure is freehold.

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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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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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