

# HoldenCopley

PREPARE TO BE MOVED

Loughborough Avenue, Sneinton, Nottinghamshire NG2 4LP

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Guide Price £145,000 - £155,000

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GUIDE PRICE £140,000 - £155,000

IDEAL FOR FIRST TIME BUYERS...

This mid-terrace property offers generously proportioned living spaces that are sure to impress, making it an ideal option for first-time buyers or those looking for a home ready to move into. Conveniently situated close to a variety of local shops, schools, and excellent transport connections in to the city centre, and a ten minute walk to the popular Sneinton market area, the property is also a 20-minute walk to the train station. On the ground floor, the home features a comfortable living room and a separate dining room with direct access to the kitchen. The kitchen itself opens out onto the rear garden, providing a seamless flow for indoor and outdoor living. The property also benefits from a cellar, providing useful extra storage. Upstairs, there are two well-sized bedrooms and a three-piece bathroom suite. Externally, the property benefits from direct kerb access to the front, while the rear garden is fully enclosed, low-maintenance, and bordered by a combination of fencing and brick walls, offering privacy and a secure outdoor space.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Cellar
- Enclosed Rear Garden
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Living Room

10'11" x 11'2" (3.33m x 3.40m)

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

### Dining Room

11'7" x 11'2" (3.53m x 3.40m)

The dining room has a UPVC double glazed window to the rear elevation, a recessed chimney breast alcove, a radiator, wood-effect flooring, and access into the kitchen.

### Kitchen

16'4" x 7'8" (4.98m x 2.34m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, an integrated oven, a gas ring hob and extractor hood, a wall-mounted boiler, space for a fridge freezer, space and plumbing for a washing machine, coving to the ceiling, tiled flooring, three UPVC double glazed windows to the rear and side elevation, and a composite door providing access to the rear garden.

## FIRST FLOOR

### Landing

The landing has wood flooring, a radiator, access into the loft, and access to the first floor accommodation.

### Bedroom One

10'11" x 11'4" (3.33m x 3.45m)

The first bedroom has a window to the front elevation, a radiator, coving to the ceiling, an in-built cupboard, and wood flooring.

### Bedroom Two

11'6" x 8'3" (3.51m x 2.51m)

The second bedroom has a window to the rear elevation, a radiator, coving to the ceiling, an in-built cupboard, and wood flooring.

### Bathroom

7'7" x 6'1" (2.31m x 1.85m)

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

## BASEMENT

### Cellar

The cellar provides ample storage space.

## OUTSIDE

### Front

To the front of the property is direct kerb access.

### Rear

To the rear of the property is an enclosed low-maintenance garden, and a fence and brick wall boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload

Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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.

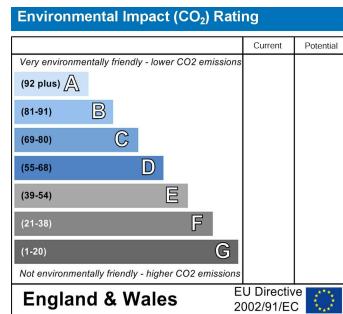
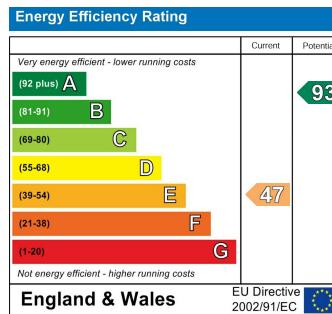
The vendor has advised the following:

Property Tenure is Freehold

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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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