

# HoldenCopley

PREPARE TO BE MOVED

Kentwood Road, Sneinton, Nottinghamshire NG2 4FL

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Guide Price £130,000



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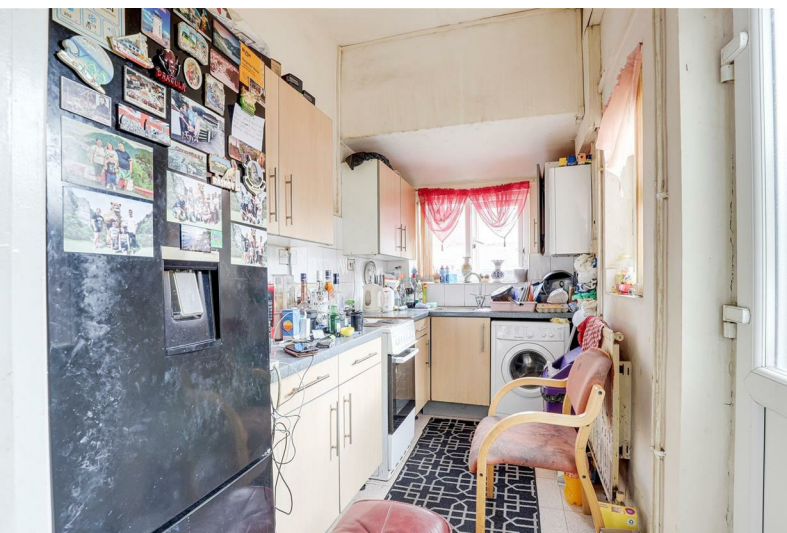


Guide Price: £130,000 - £140,000

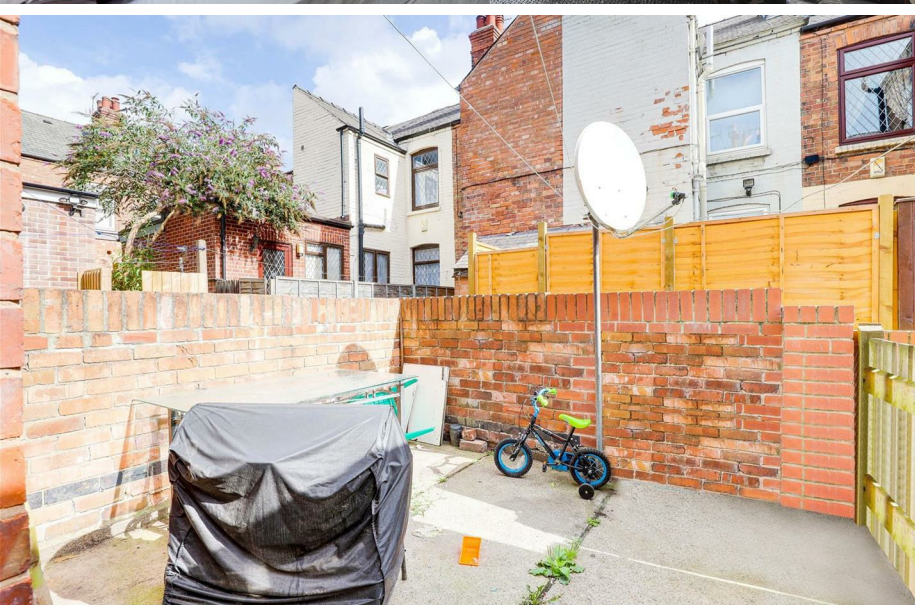
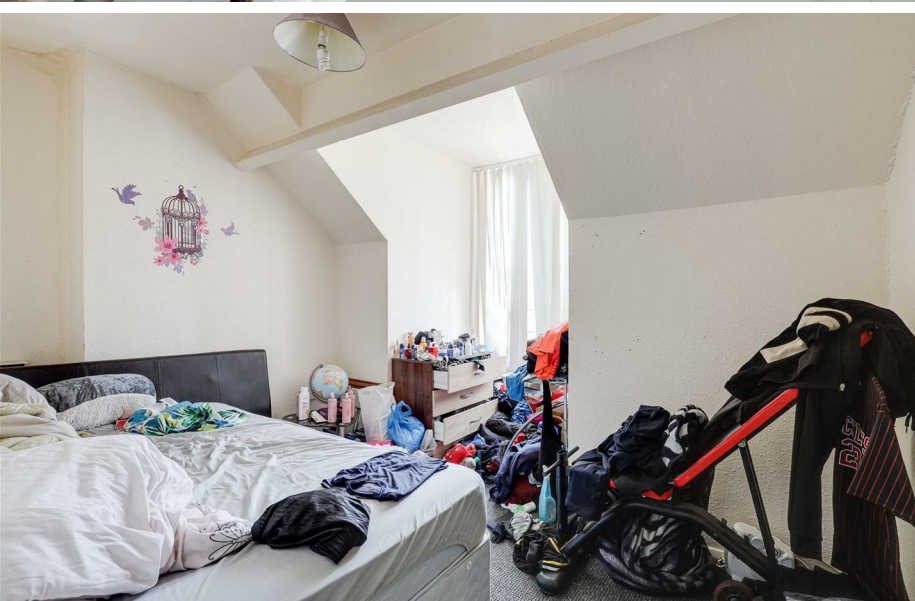
### SPACIOUS MID-TERRACED HOUSE...

This three storey mid-terraced home is coming to the market with no upward chain, whilst offering spacious accommodation throughout, making it an ideal purchase for a range of different buyers. Situated in a popular location, just a short distance from Nottingham City Centre as well as local shops and excellent transport links. To the ground floor is an entrance hall, two spacious reception rooms and a galley style kitchen. To the first floor are two spacious bedrooms serviced by a three piece family bathroom suite. The second floor is host to the master bedroom and a built-in storage cupboard. Outside to the front of the property is availability for on-street parking, and to the rear is a low-maintenance courtyard.

MUST BE VIEWED.







- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Galley Kitchen
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- On-Street Parking
- Close To Local Amenities
- Popular Location
- Must Be Viewed









GROUND FLOOR

Hallway

The hallway provides access to the accommodation, has carpeted flooring and a UPVC door to the front elevation.

Living Room

8'2" x 11'1" (2.49m x 3.38m)

The living room has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Dining Room

13'2" x 11'8" (4.01m x 3.56m)

The dining room has tile-effect flooring, a feature fireplace, a TV point, a radiator and a UPVC double-glazed window to the rear elevation.

Kitchen

11'1" x 5'11" (3.38m x 1.80m)

The kitchen has tile-effect flooring, a radiator, a range of fitted base and wall units with roll edge fitted countertops, a stainless steel sink with a drainer and mixer taps, space and plumbing for a washing machine, space for a cooker, partially tiled walls, space for a fridge/freezer, a wall-mounted boiler, UPVC double-glazed windows to the side and rear elevations and a UPVC door with obscure window providing access to the rear garden.

FIRST FLOOR

Landing

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

Bedroom Two

10'8" x 11'2" (3.25m x 3.40m)

The second bedroom has carpeted flooring, a radiator, a TV point and a UPVC double-glazed window to the front elevation.

Bedroom Three

9'11" x 8'6" (3.02m x 2.59m)

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

Bathroom

7'1" x 10'8" (2.16m x 3.25m)

The bathroom has floor to ceiling tiles, a radiator, a fitted storage cupboard, a W/C, a pedestal wash basin with stainless steel mixer taps, a bath with wall mounted shower fixture, access to the loft and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard and provides access to the second floor accommodation.

Bedroom One

10'8" x 13'10" (3.25m x 4.22m)

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

OUTSIDE

Front

To the front of the property is the availability for on-street parking.

Rear

To the rear of the property is a low-maintenance courtyard and courtesy lighting.

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.

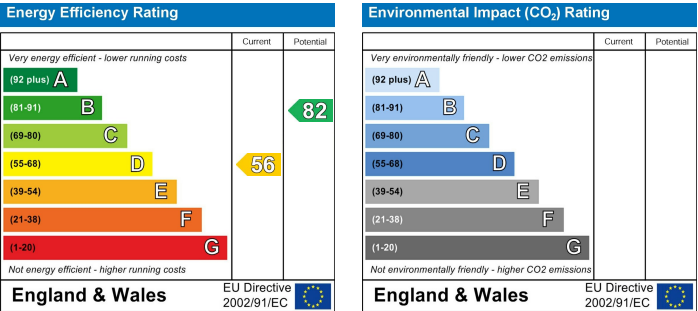
The vendor has advised the following:

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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