HoldenCopley

PREPARE TO BE MOVED

Bleasby Street, Sneinton, Nottinghamshire NG2 4FR

Guide Price £170,000

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GUIDE PRICE: £170,000 - £180,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this three bedroom mid terrace property is ideal for first time buyers looking to get onto the property ladder, a growing family looking for a convenient area, or an investor seeking a well-placed opportunity to upgrade their portfolio! Situated in a popular and convenient location in Nottingham City Centre, the property is located 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. Internally, the home offers a cosy living room with a bay-fronted window, a separate dining room, and a fitted kitchen with access to the rear garden. Upstairs, the first floor hosts two double bedrooms, serviced by a three piece bathroom suite, while the second floor is dedicated solely to the third double bedroom. Externally, the front of the property offers availability for street parking, meanwhile the rear offers a low maintenance courtyard style garden.

MUST BE VIEWED

- Mid Terrace Property
- Three Bedrooms
- Living Room With Bay Fronted Windows
- Separate Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Spans Across Three Stories
- Low Maintenance Garden
- Ideal For First Time Buyers
- Must Be Viewed

## GROUND FLOOR

### Entrance Hall
2'6" x 14'11" (0.77m x 4.56m)
The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an overhead window to the front elevation, a Victorian ceiling arch, coving to the ceiling, and a single door providing access into the accommodation. .

### Living Room
10'5" x 13'9" (3.19m x 4.21m)
The living room has carpeted flooring, a radiator, coving to the ceiling, a ceiling rose, and a UPVC double-glazed bay window to the front elevation.

### Dining Room
10'7" x 12'0" (3.24m x 3.66m)
The dining room has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

### Kitchen
10'11" x 6'3" (3.34m x 1.92m)
The kitchen has a range of fitted base and wall units with wood-effect flooring, a stainless steel sink with a mixer tap and drainer, an integrated double oven and gas hob with an extractor fan, a wall-mounted combi boiler, a built-in storage cupboard, tiled flooring, partially tiled walls, a UPVC double-glazed window to the side elevation, and a single door leading out to the rear garden.

## FIRST FLOOR

### Landing
12'0" x 5'2" (3.68m x 1.58m)
The landing has carpeted flooring, carpeted stairs, and provides access to the first floor accommodation.

### Master Bedroom
11'3" x 13'2" (3.43m x 4.02m)
The main bedroom has carpeted flooring, a built-in storage cupboard, a radiator, and two wood-framed windows to the front elevation.

### Bedroom Two
8'0" x 12'2" (2.44m x 3.71m)
The second bedroom has carpeted flooring, a radiator, and a wood-framed window to the rear elevation.

### Bathroom
10'5" x 6'0" (3.18m x 1.83m)
The bathroom has a low level flush W/C, a wall-mounted wash basin with a swan neck mixer tap, a panelled bath with a central swan neck mixer tap and a wall-mounted electric shower fixture, wood-effect flooring, partially tiled walls, chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

## SECOND FLOOR

### Bedroom Three
12'7" x 16'7" max (3.85m x 5.06m max)
The third bedroom has carpeted flooring, a radiator, a built-in storage cupboard, and a UPVC double-glazed window to the front elevation.

## OUTSIDE

### Front
To the front of the property is access to street parking.

### Rear
To the rear of the property is a low-maintenance garden with fence panelled and brick wall boundaries.

## 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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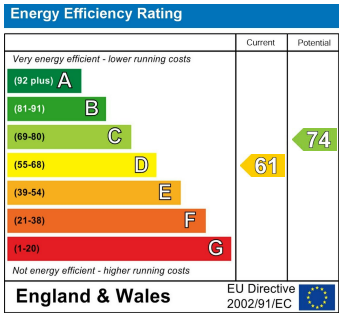


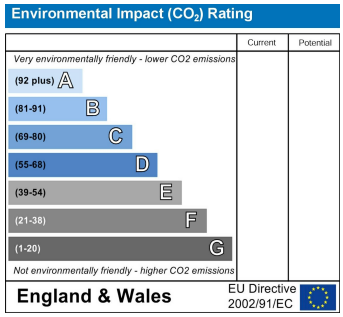

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for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