

HoldenCopley

PREPARE TO BE MOVED

Hardstaff Road, Sneinton, Nottinghamshire NG2 4HS

Guide Price £150,000 - £160,000

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NO UPWARD CHAIN...

Offered to the market with no upward chain, this two-bedroom end-terrace home is ideal for first time buyers ready to get onto the property ladder, investors seeking a well-placed opportunity to upgrade their portfolio, or those working in Nottingham City Centre wanting a simple commute. Situated in a popular and convenient location in Nottingham, this home is within walking distance of various local amenities including shops, schools and excellent transport links, whilst also being just a stone's throw from Universities and Hospitals. Inside, the property features an open plan living/dining area with a cosy feature fireplace and ample natural light. The kitchen is fitted and provides appliances and a breakfast bar, as well as access to the rear porch. The utility room offers a washing machine and access through to the four piece bathroom suite. Upstairs, the first floor houses two double bedrooms, one of which offers a built-in wardrobe. Externally, the front of the property offers permit parking, whilst the rear offers a low-maintenance courtyard style with gated access.

MUST BE VIEWED





- End Terrace House
- Two Double Bedrooms
- Spacious Living/Dining Room With Fireplace
- Fitted Kitchen & Utility Room
- Ground Floor Four Piece Bathroom Suite
- Permit Parking
- Low Maintenance Garden
- Gas Central Heating & UPVC Windows Throughout
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Living/Dining Room

11'0" x 24'3" (3.36m x 7.41m)

The living/dining room has carpeted flooring, carpeted stairs, two radiators, a feature fireplace with a decorative surround and a hearth, a dado rail, coving to the ceiling, two ceiling roses, a UPVC double-glazed window to the front elevation, a wood-framed single glazed internal window to the rear porch, and a single UPVC door with an overhead window providing access into the accommodation.

Kitchen

10'6" x 6'0" (3.21m x 1.83m)

The kitchen has a range of fitted base and wall units with rolled edge worktops and a breakfast bar, a composite sink with a mixer tap and drainer, an integrated oven, an integrated gas hob and extractor fan, an undercounter fridge, a wall-mounted boiler, laminate flooring, partially tiled walls, a radiator, a wood-framed single-glazed internal window to the side elevation, and a single wooden door leading out to the rear porch.

Rear Porch

4'3" x 8'0" (1.32m x 2.44m)

The rear porch has UPVC double-glazed windows to the side and rear elevation, a polycarbonate roof, electricity, a courtesy light, and a UPVC door leading out to the rear garden.

Utility Room

2'10" x 5'3" (0.87m x 1.61m)

The utility room has laminate flooring, a radiator, a washing machine, and a UPVC double-glazed obscure window to the side elevation.

Bathroom

9'4" x 5'2" (2.86m x 1.59m)

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

FIRST FLOOR

Landing

The landing has carpeted flooring, a wall-mounted electric heater, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

10'5" x 11'1" (3.20m x 3.38m)

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

Bedroom Two

13'6" x 8'9" (4.12m x 2.67m)

The second bedroom has carpeted flooring, a radiator, a dado rail, a built-in wardrobe, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is availability for permit street parking.

Rear

To the rear of the property is a low maintenance garden with a paved patio seating area, a raised planter, gated access, 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 - 1800 Mbps (Highest available download speed) 220 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

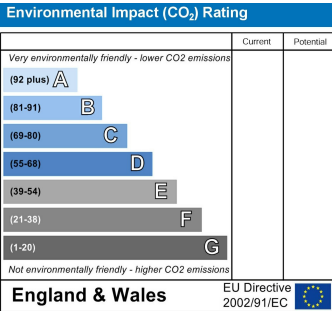
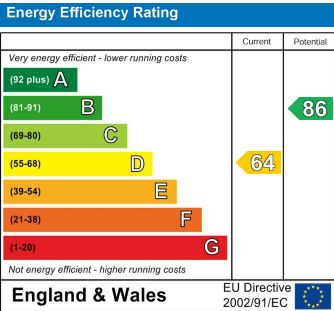
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The vendor has advised the following:
Property Tenure is freehold.

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This floorplan is for illustrative purposes only.

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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk