

HoldenCopley

PREPARE TO BE MOVED

Ena Avenue, Sneinton, Nottinghamshire NG2 4NB

Guide Price £150,000 - £170,000

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NO UPWARD CHAIN...

Offered to the market with no upward chain, this two-bedroom mid terrace 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.

Internally, the ground floor of the home offers two spacious reception rooms each with wooden flooring and feature fireplace, access to the cellar, and a fitted kitchen with oak worktops and appliances. Upstairs, the first floor offers two bedrooms and a three piece bathroom suite. Externally, the front of the home is tucked away offering privacy and direct access to the pathway, while the rear of the home offers a courtyard style rear garden with a decked seating area, and an outhouse for additional outdoor storage space.

MUST BE VIEWED





- Mid Terrace House
- Two Bedrooms
- Living Room With Feature Fireplace
- Dining Room With Original Fireplace
- Fitted Kitchen With Appliances
- Three Piece Bathroom Suite
- Ideal For First Time Buyers
- No Upward Chain
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Living Room

11'2" x 10'11" (max) (3.42m x 3.35m (max))

The living room has wooden floorboards, a feature fireplace with a tiled decorative surround and a hearth, a radiator, a picture rail, a UPVC double-glazed window to the front elevation, an overhead UPVC double-glazed window to the front elevation, and a single door leading into the accommodation.

Corridor

2'8" x 2'6" (0.82m x 0.78m)

The corridor has oak wooden flooring and access to the cellar.

Dining Room

12'7" x 10'11" (max) (3.84m x 3.35m (max))

The dining room has oak wooden flooring, an original iron fireplace with a tiled hearth, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Kitchen

7'6" x 5'7" (2.30m x 1.72m)

The kitchen has a range of fitted handleless base and wall units with wooden worktops, a stainless steel sink with a mixer tap and a drainer, a freestanding cooker, a stainless steel extractor fan, a washing machine, tiled flooring with underfloor heating, partially tiled walls, a UPVC double-glazed window to the side elevation with a wooden windowsill, and a single door leading out to the rear garden.

BASEMENT LEVEL

Cellar

14'4" x 10'11" (max) (4.39m x 3.34m (max))

The cellar has ample storage space.

FIRST FLOOR

Landing

9'10" x 7'10" (max) (3.00m x 2.39m (max))

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

Master Bedroom

11'3" x 10'11" (max) (3.43m x 3.35m (max))

The main bedroom has wooden flooring, a radiator, an open storage cupboard, and a UPVC double-glazed window to the front elevation.

Bedroom Two

14'1" x 8'3" (max) (4.31m x 2.54m (max))

The second bedroom has carpeted flooring, a built-in storage cupboard, open storage shelves, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

5'5" x 4'7" (1.67m x 1.41m)

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

OUTSIDE

Front

To the front of the home is direct access onto the pathway.

Rear

To the rear of the home is a decked seating area, an outhouse, and fence panelled boundaries.

Outhouse

4'9" x 2'10" (max) (1.45m x 0.88m (max))

The outhouse has electricity and lighting.

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 – Conservation Area

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

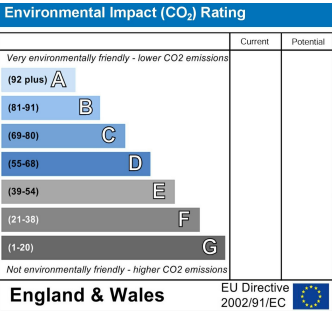
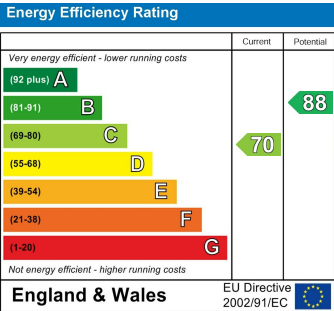
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

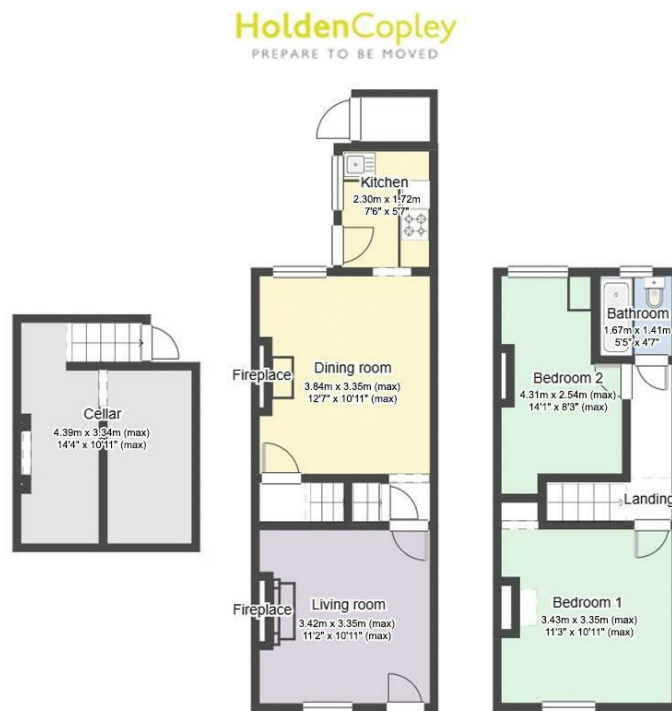
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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