



Kentwood Road  
Sneinton, Nottingham NG2 4FP

A THREE BEDROOM, THREE STOREY MID  
TERRACE SITUATED IN SNEINTON,  
NOTTINGHAM.

**Guide Price £165,000 Freehold**





**\*\* IDEAL FOR FIRST-TIME BUYERS OR INVESTORS \*\***

**\*\*Guide Price £165,000 - £175,000\*\***

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE-BEDROOM, THREE-STOREY MID TERRACE situated in SNEINTON, NOTTINGHAM.

Situated in a convenient location just a stone's throw away from Nottingham City Centre and all the amenities it has to offer including local and regional transport links, shops, and eateries.

Upon entry, you are welcomed into the lounge which leads through to the dining room, allowing access into the cellar with two storage spaces, kitchen with fitted units. Stairs leading to landing, first double bedroom, second bedroom and family bathroom with three piece suite. Stairs leading to second landing, third double bedroom with storage cupboard.

To the rear is an enclosed garden which is a low maintenance court yard with gated access to the shared access at the rear.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION - Contact the office now to book in before it's too late!



### Lounge

11'3" x 11'5" approx (3.45 x 3.49 approx)

UPVC double glazed opaque composite front door, UPVC double glazed window, original floorboards, wall mounted radiator, original feature fireplace, internal door leading into the lobby.

### Lobby

2'7" x 5'2" approx (0.80 x 1.60 approx)

Original floorboards, carpeted staircase to the first floor landing, internal door leading into the dining room.

### Dining Room

11'5" x 13'3" approx (3.48 x 4.04 approx)

UPVC double glazed window, original floorboards, wall mounted double radiator, staircase leading down to the cellar, internal door leading into the kitchen.

### Kitchen

7'5" x 6'2" approx (2.27 x 1.89 approx)

UPVC double glazed opaque rear door, UPVC double glazed opaque window, tiled flooring, tiled splash backs, a range of fitted wall and base units, integrated oven, 4 ring gas hob with built-in extractor hood above, stainless steel sink with dual heat tap, boiler unit, space and plumbing for an automatic washing machine, space and point for a freestanding fridge freezer.

### Cellar

14'3" x 11'4" approx (4.36 x 3.47 approx)

Segregated into two sections, internal door leading through to second section, light and power.

### First Floor Landing

8'10" x 5'1" approx (2.70 x 1.56 approx)

Original floorboards, carpeted staircase to the second floor landing, internal doors leading into bedroom 1, 2 and the family bathroom.

### Bedroom 1

11'3" x 11'6" approx (3.44 x 3.53 approx)

UPVC double glazed window, carpeted flooring, wall mounted radiator, original feature fireplace, built-in storage cupboard (0.66 x 0.68 m approx.)

### Bedroom 2

6'2" x 10'10" approx (1.89 x 3.32 approx)

UPVC double glazed window, original floorboards, wall mounted radiator, original feature fireplace.

### Family Bathroom

10'11" x 4'11" approx (3.33 x 1.51 approx)

UPVC double glazed window, vinyl flooring, wall mounted radiator, 3 piece suite comprising of a bath with hot and cold taps, handheld shower and waterfall shower unit above, sink with hot and cold taps and a WC.

### Second Floor Landing

7'10" x 2'5" approx (2.41 x 0.74 approx)

Carpeted flooring, internal door leading into bedroom 3.

### Bedroom 3

10'5" x 16'11" approx (3.20 x 5.18 approx)

UPVC double glazed window, original floorboards, wall mounted radiator, built-in storage cupboard (1.20 x 1.27 m approx.)

### Rear of Property

To the rear of the property there is an enclosed rear block paved courtyard with gated access to the rear and a separate outbuilding.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

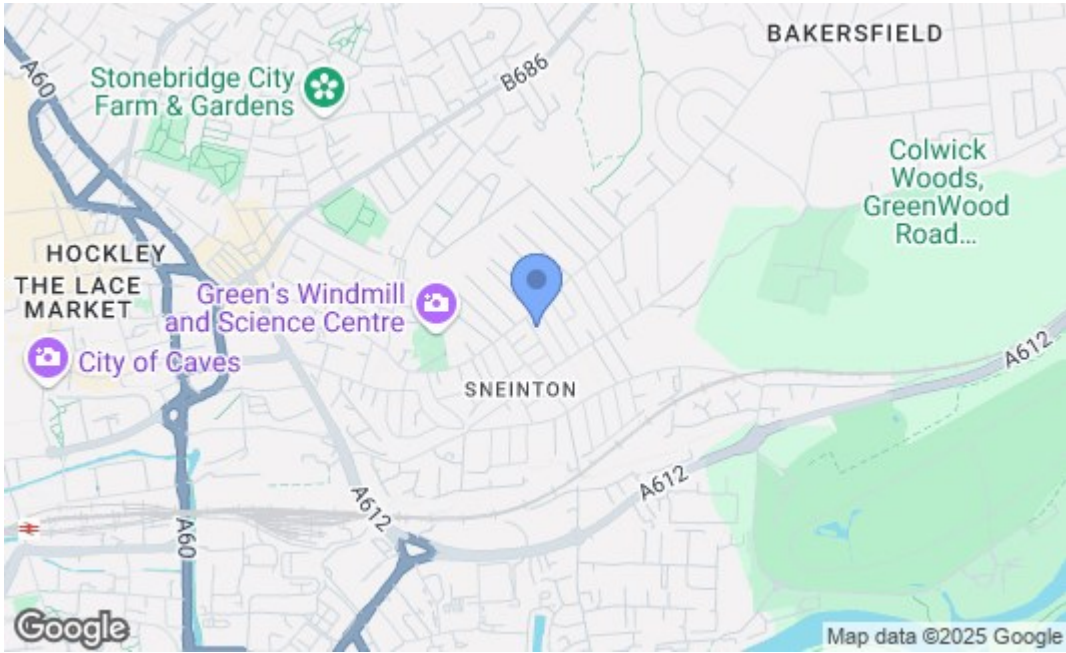
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.