Robert Ellis

look no further. . .

Sneinton Boulevard
Sneinton, Nottingham NG2 4FD

A THREE STOREY MID TERRACE PROPERTY,
SELLING WITH NO UPWARD CHAIN

Offers In The Region Of £200,000 Freehold

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A THREE STOREY MID TERRACE PROPERTY FOUND IN THIS POPULAR AND CONVENIENT LOCATION, BEING WITHIN EASY REACH OF NOTTINGHAM CITY CENTRE AND THE MANY AMENITIES AND FACILITIES PROVIDED BY SNEINTON AND THE SURROUNDING AREA.

Robert Ellis are pleased to bring to the market this three bedroom, three storey mid terrace property which offers spacious and well proportioned accommodation throughout. The property is constructed of brick to the external elevations all under a tiled roof and benefits from gas central heating and double glazing.

This property would make an ideal purchase for a wide range of buyers, including first time buyers, families and investors alike, and an internal viewing is highly recommended in order to appreciate the size and layout of the accommodation on offer.

In brief, the accommodation comprises an entrance hallway with stairs leading to the first floor, a bay fronted living room with a feature sectional bay window to the front and an archway leading through to the dining room. The dining room provides a further reception space and has access through to the fitted kitchen, which includes a range of wall and base units, integrated oven, five ring gas hob, extractor, sink unit, space and plumbing for a dishwasher and pantry storage.

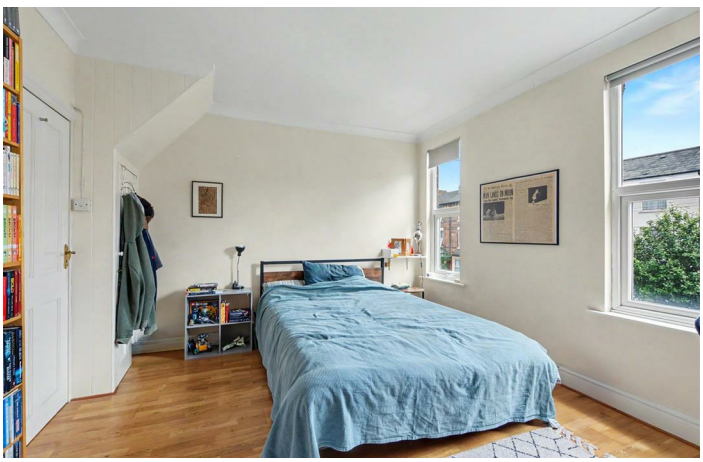
To the rear of the kitchen there is a useful rear lobby with access to the rear yard and a separate utility/cloaks area, providing a washing machine that can be included in the sale, additional storage, sink unit and low flush w.c.

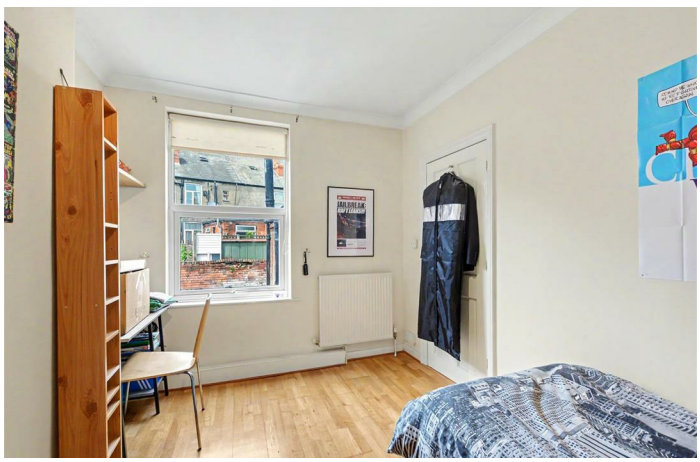
To the first floor, the landing provides access to two bedrooms and the family bathroom. Bedroom two is a good size double room positioned to the front of the property, whilst bedroom three overlooks the rear. The bathroom is fitted with a four piece suite including a corner bath with mains fed shower over, low flush w.c., vanity wash hand basin, heated towel rail and an airing/storage cupboard housing the combi boiler.

A further staircase rises to the second floor where there is a generous double bedroom with two UPVC double glazed windows to the front, radiator, wood flooring and loft access.

Outside, there is a pathway to the front entrance door with a stone wall to the front boundary. To the rear of the property there is an enclosed, low maintenance yard with raised vegetable bed and gated access.

Sneinton Boulevard is well placed for access to local shops, schools, transport links and amenities, with Nottingham city centre, Sneinton Market and Colwick Road all being within easy reach. This is a spacious home in a convenient location and we strongly recommend an internal viewing.





Entrance Hallway
19'4 x 3' approx (5.89m x 0.91m approx)
UPVC double glazed composite door to the front, ceiling light, radiator, wood flooring, coving, stairs to the first floor, panelled doors to:

Living Room
14'9 x 11'7 approx (4.50m x 3.53m approx)
UPVC double glazed sectional bay window to the front, radiator, ceiling light point, coving, wood flooring, radiator, built-in storage cupboard to the chimney recess, archway through to:

Dining Room
12'3 x 11'11 approx (3.73m x 3.63m approx)
UPVC double glazed window to the rear, laminate flooring, radiator, ceiling light point, coving, open through to living room and sliding doors to:

Kitchen
8'6 x 9'11 approx (2.59m x 3.02m approx)
With a range of matching wall and base units incorporating a laminate work surface above, integrated oven with a five ring stainless steel gas burner over and extractor above, 1½ bowl stainless steel sink with swan neck mixer tap over, space and plumbing for a dishwasher, double radiator, linoleum flooring, UPVC double glazed window to the side, ceiling light point, pantry providing useful additional storage space with built-in shelving, doorway leading to:

Rear Lobby
4'9 x 8'1 approx (1.45m x 2.46m approx)
UPVC double glazed door to the side providing access to the rear yard, radiator, linoleum flooring, loft access hatch, space and point for free standing fridge freezer, sliding door to:

Utility/Cloaks
7' x 8'1 approx (2.13m x 2.46m approx)
UPVC double glazed window to the side, low flush w.c., automatic washing machine which can be included in the sale, radiator, range of base units incorporating built-in storage cupboards below, stainless steel circular sink with mixer tap, shelving for additional storage space, ceiling light point and sliding door to rear lobby.

First Floor Landing
5'4 x 13' approx (1.63m x 3.96m approx)
Coving, ceiling light point, wood flooring, stairs to the second floor and panelled doors to:

Bedroom 2
11'6 x 14'10 approx (3.51m x 4.52m approx)
Two UPVC double glazed windows to the front, ceiling light point, coving, wood flooring.

Bedroom 3
9' x 12'4 approx (2.74m x 3.76m approx)
UPVC double glazed window to the rear, radiator, ceiling light point, coving, wood flooring.

Bathroom
10'11 x 8'5 approx (3.33m x 2.57m approx)
Four piece suite comprising of a corner bath with mains fed shower over, low flush w.c., two vanity wash hand basins with swan neck mixer taps within a built-in cupboard providing further storage, tiled walls and floor, heated towel rail, ceiling light point, loft access hatch, UPVC double glazed window to the rear, airing/storage cupboard housing the combi boiler.

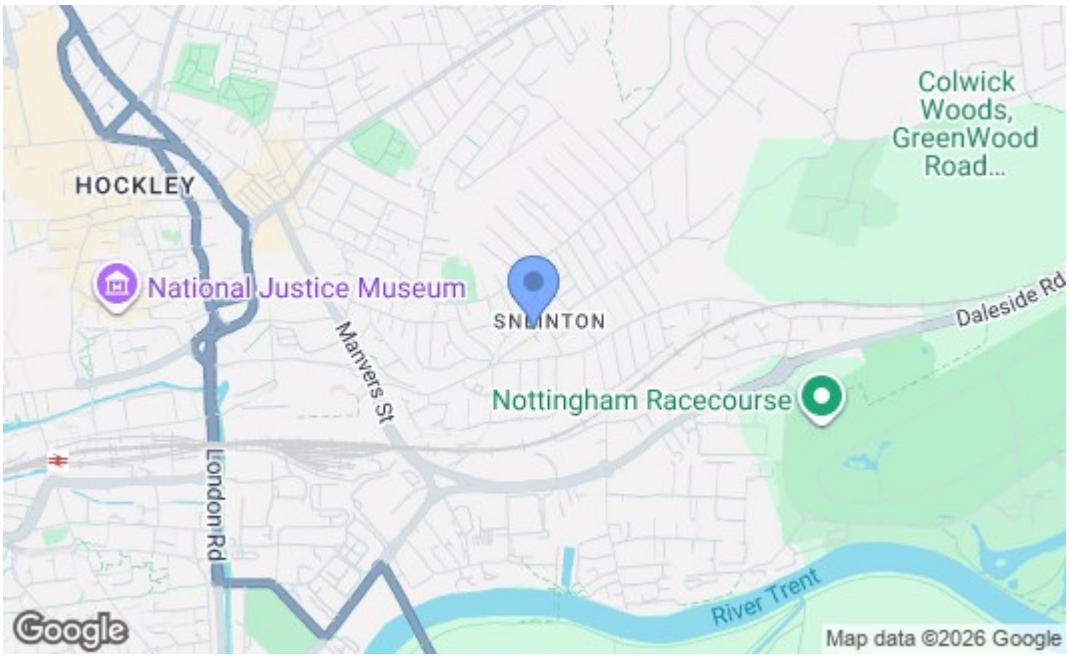
Second Floor Landing
Ceiling light point, coving, panelled door to:

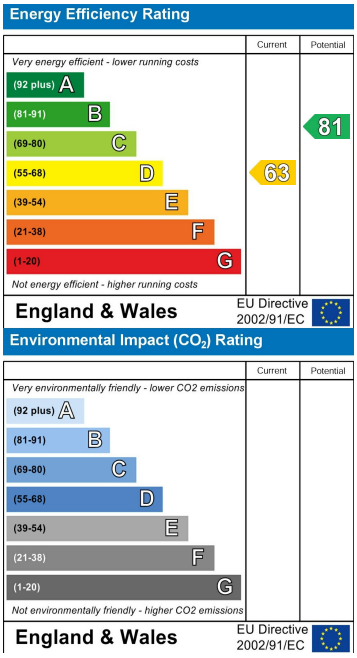
Bedroom 1
14'10 x 11'4 approx (4.52m x 3.45m approx)
Two UPVC double glazed windows to the front, radiator, ceiling light point, coving, wood flooring, loft access hatch.

Outside
To the front of the property there is a pathway leading to the front entrance door with a stone wall.

To the rear there is an enclosed low maintenance yard, raised vegetable bed with rear gated access.

Additional Information
Council Tax - Nottingham Council Band A
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 86mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

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