



**Port Arthur Road
Sneinton, Nottingham NG2 4GB**

Guide Price £170,000 Freehold

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****INVESTORS ONLY****

***** GUIDE PRICE £170,000 - £180,000 *** CHAIN FREE *****

Robert Ellis are pleased to bring to the market this modern and spacious three-bedroom mid-terraced home, situated in the heart of Sneinton, a vibrant and popular area offering an excellent mix of local amenities, green spaces, and fantastic transport links, all within walking distance of Nottingham City Centre.

The property is arranged over three floors and begins with a welcoming entrance hallway, providing access to the kitchen and main living area. The spacious lounge to the rear offers a comfortable space for family relaxation and everyday living, with access to an enclosed rear garden. Completing the ground floor is a convenient W/C.

To the upper floors, the property boasts four well-proportioned bedrooms, offering flexibility for growing families, professionals, or those in need of home office space, along with a family bathroom.

Externally, the property benefits from a private enclosed rear garden with low maintenance patio area, perfect for barbeque and outdoor entertaining.

Sneinton is a thriving community with a range of amenities including shops, cafes, and local markets, as well as easy access to popular green spaces such as Colwick Country Park. The area offers excellent public transport links, providing quick and easy access to Nottingham City Centre, where you'll find a wealth of shops, restaurants, entertainment venues, and cultural attractions. Additionally, Sneinton is well-placed for families, with well-regarded schools, healthcare facilities, and recreational spaces nearby.

This property presents a fantastic opportunity for families, professionals, or investors looking for a modern home in a convenient and sought-after location. Contact Robert Ellis today to arrange your viewing!



Entrance Hallway

13'8 x 7'6 approx (4.17m x 2.29m approx)

Moden UPVC double glazed door to the front elevation, staircase leading to the first floor landing, wall mounted radiator, ceiling light point, panelled doors leading off to

Ground Floor WC

6'11 x 3'6 approx (2.11m x 1.07m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall hung vanity wash hand basin with tiled splashbacks, linoleum floor covering, wall mounted radiator, extractor fan, WC, meter cupboard housing electrical consumer unit.

Kitchen

6'4 x 13' approx (1.93m x 3.96m approx)

This kitchen comprises a range of matching wall and base units incorporating laminate work surfaces over, stainless steel sink with mixer tap above, integrated oven with ceramic hob above and stainless steel extractor hood over, tiled splashbacks, linoleum floor covering, wall mounted radiator, space and plumbing for automatic washing machine, space and point for freestanding fridge freezer, UPVC double glazed window to the front elevation, ceiling light point.

Lounge Diner

14'11 x 14' approx (4.55m x 4.27m approx)

UPVC double glazed French doors to rear elevation, additional UPVC double glazed window to the rear elevation, wall mounted radiators, ceiling light points, storage cupboard providing useful additional storage space.

First Floor Landing

8'1 x 16'11 approx (2.46m x 5.16m approx)

Staircase leading to second floor landing, ceiling light point, wall mounted radiator, airing cupboard housing hot water and central heating system, panelled doors leading off to

Family Bathroom

9' x 5'7 (2.74m x 1.70m)

Modern white three piece suite, panelled bath with mixer shower attachment over, vanity wash hand basin, low level flush WC, tiled splashbacks, linoleum floor covering, wall mounted radiator, ceiling light point, extractor fan.

Bedroom 1

10' x 14' approx (3.05m x 4.27m approx)

Two UPVC double glazed windows to the rear elevation, wall mounted radiator, ceiling light point.



Bedroom 2

14' maximum 6'9 minimum x 8'6 approx (4.27m maximum

2.06m minimum x 2.59m approx)

Two UPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point.

Second Floor Landing

7'10 x 5'01 approx (2.39m x 1.55m approx)

Ceiling light point, wall mounted radiator, panelled doors leading off to

Bedroom 3

11'06 x 10'7 approx (3.51m x 3.23m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Study

11'09 x 14'01 approx (3.58m x 4.29m approx)

Velux style windows to rear elevation, wall mounted radiator, ceiling light point.

Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with fencing to the boundaries and a rear patio area with steps leading to lower gravelled area, secure gated access to the rear.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Central Heating

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

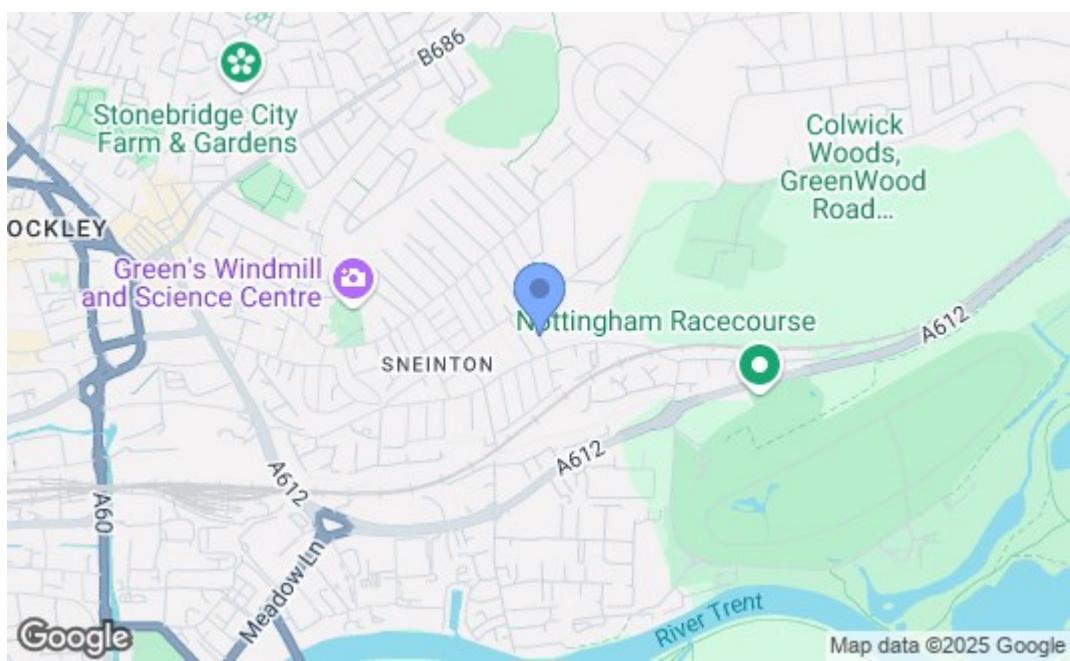
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		63
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.