



Lesley
Greaves
estate & letting agents





£150,000 Offer over

Sneinton Dale
Sneinton
Nottingham
NG3 7DQ

EPC Rating 'D'

A well presented three bedroom mid terraced house which is double glazed and gas centrally heated. The property also boasts a modern kitchen, bathroom and driveway. In brief the accommodation comprises a reception hallway with stairs to the first-floor landing, living room, modern kitchen, rear lobby and modern shower room completes the ground floor. To the first floor there are three bedrooms. To the front is a driveway and to the rear is a laid to lawn garden with private bin access. The property is in a popular, established residential area close to a wide range of amenities including schools, shops, and public transport links as well as recreational and leisure facilities. An internal viewing of the property is recommended to appreciate both the accommodation and location; contact us now to book your personal viewing appointment.





UPVC DOUBLE GLAZED DOOR TO -

ENTRANCE HALLWAY

Stairs to upstairs accommodation, laminate flooring, storage cupboard housing electric meters and door to-

LIVING ROOM

14' 6" into alcove x 11' 2" (4.43m x 3.41m)

uPVC double glazed window to the front, feature fireplace with electric fire, laminate flooring and door to-

KITCHEN

11' 8" x 8' 5" (3.56m x 2.57m)

With a range of fitted wall and base units, slate effect work surfaces, composite sink with mixer tap, space for an oven, extractor fan, space for a washing machine, pantry with space for a freezer, space for fridge / freezer, radiator and laminate flooring. Dual aspect uPVC double glazed windows to the rear. Door to-

REAR LOBBY

uPVC double glazed opaque door to the rear, laminate flooring and a door to-

SHOWER ROOM

Three piece suite comprising a low level WC, sink in vanity with mixer tap, shower enclosure with mains fed shower, partially tiled walls, tiled flooring, chrome radiator and uPVC double glazed opaque window to the rear.

LANDING

Doors to three bedrooms, loft hatch and skylight to the ceiling.

MASTER BEDROOM

14' 7" x 9' 5" (4.47m x 2.89m)

uPVC double glazed window to the front, radiator and storage cupboard housing a wall mounted Baxi boiler.

BEDROOM TWO

10' 1" x 9' 4" to the back of wardrobes (3.08m x 2.86m)

uPVC double glazed window to the rear, radiator, fitted wardrobes and storage cupboard housing the hot water tank.

BEDROOM THREE

7' 11" x 6' 11" (2.43m x 2.13m)

uPVC double glazed window to the rear and radiator.

OUTSIDE

To the front of the property is gated access onto a concrete driveway and a range of plants and shrubs. To the rear is a laid garden with a range of plants shrubs and private gate for bin access.



Tenure: Freehold

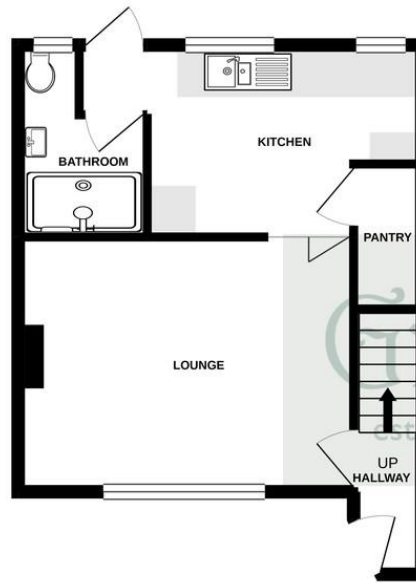
Council Tax Band A

Local Authority: Nottingham City Council

Property Directions:

From Carlton Hill turn left at the traffic lights onto Cardale Road. At the roundabout take the second exit onto Sneinton Dale where the property can be found on the right hand side.

GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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