



Castle Street  
Sneinton, Nottingham NG2 4AE

**£170,000 Freehold**

A TWO-BEDROOM RENOVATED END  
TERRACE INVESTMENT OR FTB PROPERTY





IDEAL READY-MADE INVESTMENT PROPERTY - CURRENTLY UTILISED AS A LUXURY AIR B'N'B, CAN BE SOLD WITH MOST OF HOME FURNISHINGS

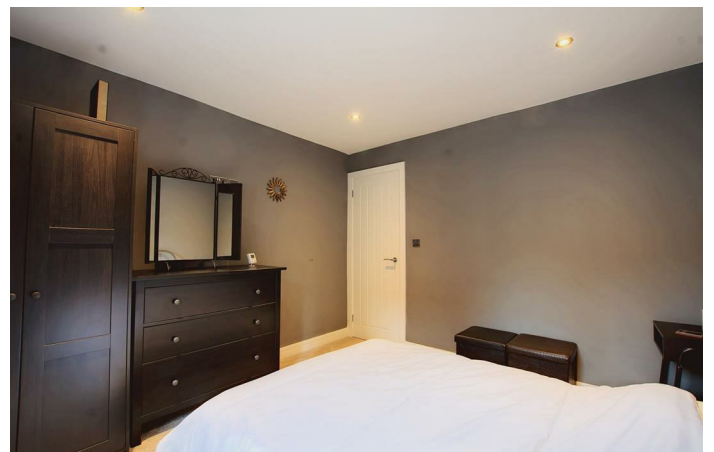
This two-bedroom end terrace house has been extensively renovated throughout and offers spacious accommodation over two floors. Whilst being presented to a high standard, perfect for a range of buyers such as a First-time buyer looking to take a step onto the property ladder or an investor looking to invest in a property that has been proven to rent on Airbnb producing a great income.

The property benefits from a full renovation boasting modern décor throughout and is being sold to the market with no upward chain, allowing new buyers to move straight in!

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.

In brief, the accommodation comprises an entrance hall, an open plan lounge/dining room with a Juliet balcony, a modern fitted kitchen, and two double bedrooms serviced by a three-piece bathroom suite. To the outside of the property is a low-maintenance driveway providing a private driveway and off street gated parking for up to 4 cars.

A VIEWING COMES RECOMMENDED TO FULLY APPRECIATE ALL THE PROPERTY HAS TO OFFER, SELLING WITH NO UPWARD CHAIN.



## Entrance Hall

With a composite front door providing access to the accommodation from the rear elevation, leading into the inner entrance hall. Carpeted flooring with staircase leading to the open plan living on the top floor and basement level giving access to the bedrooms and bathroom

## Basement Level

### Inner Entrance Hallway

The hallway has carpeted flooring, and a wall-mounted radiator and provides access to the basement-level accommodation.

### Main Bedroom

10'9" x 10'5" approx (3.28m x 3.18m approx)

The main bedroom has carpeted flooring, a wall-mounted radiator, recessed spotlights to the ceiling, and a UPVC double-glazed window to the front elevation

### Bedroom Two

13'10" x 7'6" approx (4.22 x 2.31 approx)

The second bedroom has carpeted flooring, a wall-mounted radiator, fitted wardrobes, a built-in cupboard, recessed spotlights, and UPVC double-glazed window to the front elevation

### Bathroom

7'8" x 5'5" approx (2.34 x 1.66 approx)

The modern bathroom has tiled flooring, a chrome heated towel rail, a dual flush W/C, a countertop sink, a 'P' shaped bath with a wall-mounted electric shower, partially tiled walls, an extractor fan, recessed spotlights and a UPVC double glazed obscure window.

## First Floor

### Kitchen/Lounge Diner

18'8" x 17'0" approx (5.69 x 5.19 approx)

The main living space is located on the top floor of this fantastic property. The lounge area has carpeted flooring, two wall-mounted radiators, a TV point, UPVC double-glazed windows, and UPVC double-glazed French doors creating a Juliet balcony to the front elevation. The kitchen area has laminated flooring, a range of fitted wall and base

units with wood effect worktops, under cabinet lighting, a stainless-steel sink with mixer taps and a drainer, an integrated oven with an electric hob and extractor hood, an integrated dishwasher, an integrated fridge and a UPVC double glazed window to the rear elevation

### Front of Property

To the front of the property is a small lawned garden with fencing to the borders. Private driveway and off street gated parking for up to 4 cars.

### Rear of Property

To the rear of the property is a large driveway providing ample off-the-road hard standing and the rear access door provides access to the accommodation

### Council Tax

Local Authority: Nottingham

Council Tax band A

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 12mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

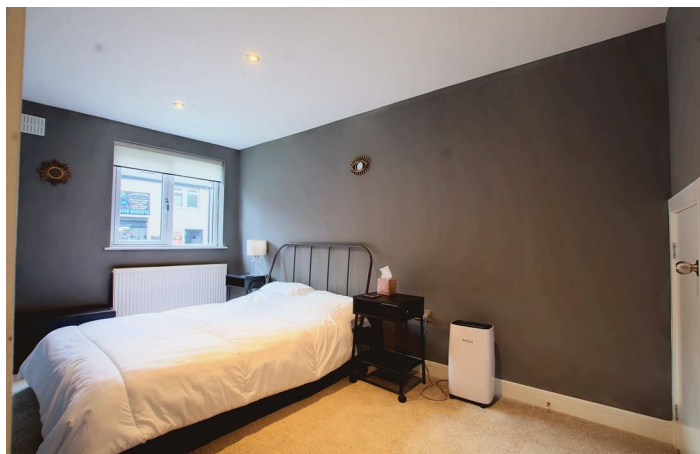
Flood Risk – No flooding in the past 5 years

Flood Defences – No

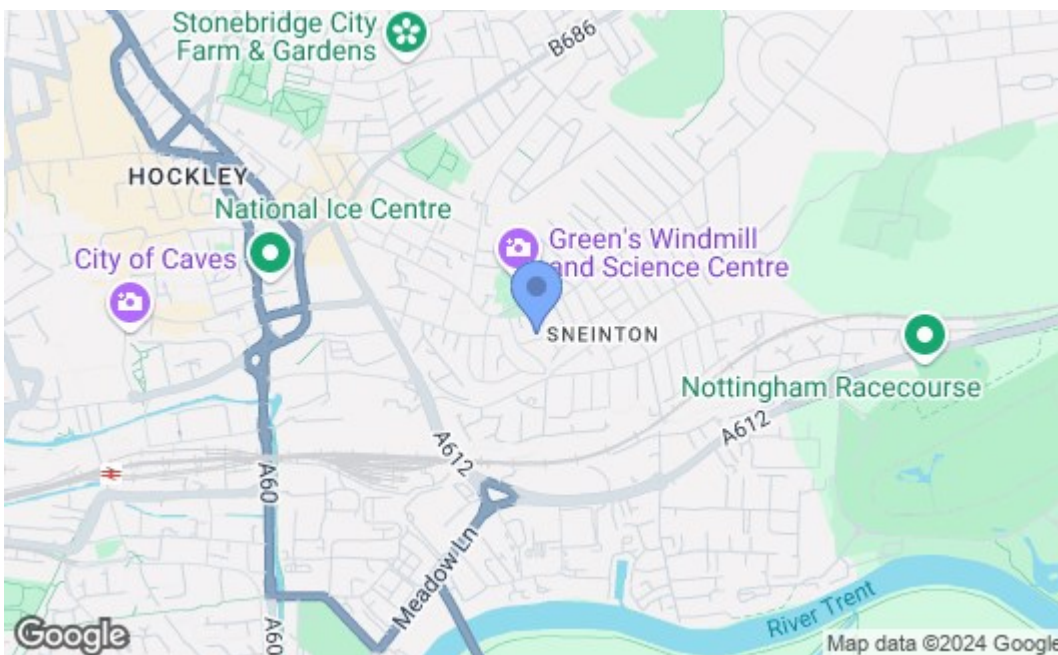
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 90        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 61                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.