



Worksop Road  
Sneinton, Nottingham NG3 2BA

**Guide Price £150,000 Freehold**

A WELL PRESENTED TWO BEDROOM MID  
TERRACE HOUSE FOR SALE!





**\*\*GUIDE PRICE £150,000 - £160,000!!\*\***

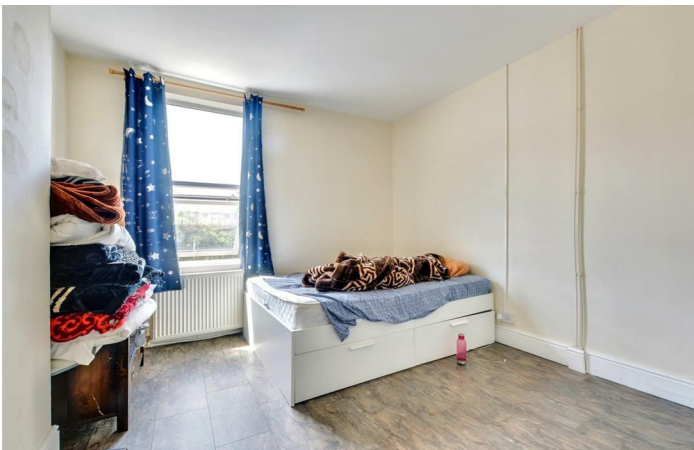
Located in the ever-popular area of Sneinton, this well-presented two-bedroom mid-terrace home is a fantastic opportunity for first-time buyers and investors alike. With easy access to Nottingham city centre, excellent public transport links, and a range of local schools and amenities nearby, it's perfectly positioned for convenient urban living.

The property offers a welcoming entrance hall, leading to a versatile front reception room – ideal as a snug, home office, or formal lounge. Beyond this, you'll find a spacious open-plan living/kitchen/dining area, creating the perfect social hub at the heart of the home. The modern ground-floor bathroom sits to the rear, along with direct access to the enclosed rear garden – a private outdoor space for relaxing or entertaining.

Upstairs, there are two generously sized double bedrooms, both light-filled and neutrally decorated, offering comfortable accommodation with plenty of potential.

This is a home that combines space, practicality, and location – and with no upward chain, it's ready to move straight into.

Early viewing is essential – a property not to be missed.



### Entrance Hallway

Entrance door to the front elevation giving access to the entrance hallway comprising LVT flooring, doors leading off to:

### Reception Room

8'1" x 12'9" approx (2.48 x 3.90 approx)

Laminate floor covering, UPVC double glazed window to the front elevation, wall mounted radiator.

### Open Plan Kitchen Diner

21'4" x 11'6" approx (6.52 x 3.53 approx )

### Dining Area

Carpeted flooring, wall mounted radiator, staircase leading to the first floor landing, opening through to the kitchen.

### Kitchen Area

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and point for a cooker, extractor hood, Velux style window, door to the rear garden, door leading off to the downstairs shower room, wall mounted boiler.

### Shower Room

5'8" x 8'0" approx (1.75 x 2.46 approx)

Tiled splashbacks, tiling to the floor, vanity wash hand basin with mixer tap, UPVC double glazed window to the side elevation, heated towel rail, WC, shower cubicle with mains fed shower over.

### First Floor Landing

LVT flooring, doors leading off to:

### Bedroom One

11'7" x 12'2" approx (3.55 x 3.73 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, LVT flooring.

### Bedroom Two

11'7" x 13'5" approx (3.55 x 4.10 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, LVT flooring.

### Outside

### Rear of Property

To the rear of the property there is an enclosed rear yard style garden.

### Front of Property

To the front of the property there is permitted parking.

### 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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

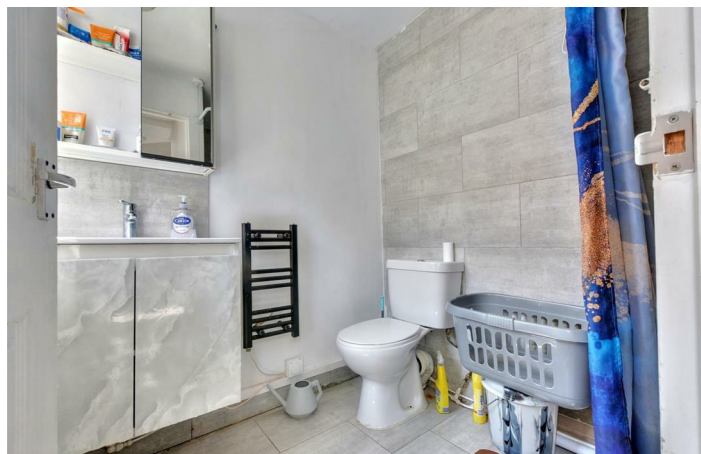
Flood Risk: No flooding in the past 5 years

Flood Defences: No

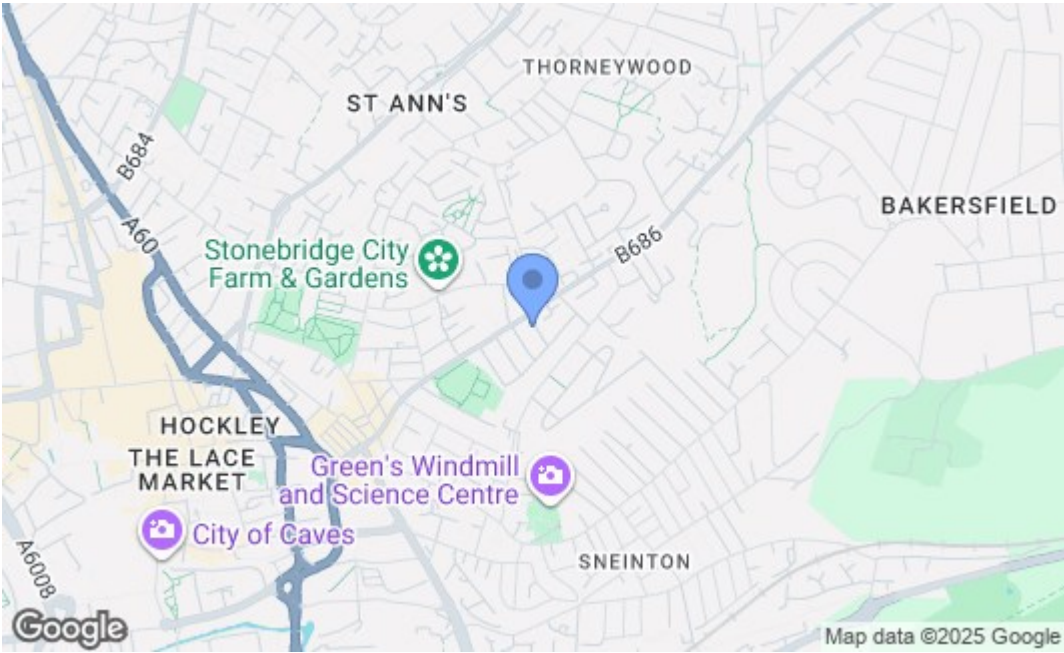
Non-Standard Construction: No

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		85
(69-80) C		
(55-68) D	64	
(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.