



Port Arthur Road, Sneinton, Nottingham, NG2 4GE
Guide Price £120,000-£130,000 Freehold



Port Arthur Road, Sneinton

2 Bedrooms, 1 Bathroom

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- Two Bedroom End Terrace
- Ideal Project
- Popular Location
- Close To Amenities
- No Onward Chain
- Freehold

GUIDE PRICE £120,000-£130,000. Providing the perfect opportunity for a buyer to put their own stamp on a property, this two bedroom end terrace property is situated close to an array of local amenities and is being sold with no onward chain. The property briefly comprises of a reception room, kitchen and bathroom to the ground floor and two double bedrooms to the first floor. The property has a garden to the rear and on road parking is available.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



RECEPTION ROOM 11' 1" x 10' 2" (3.38m x 3.1m)

Accessed via an external door with a fitted carpet, uPVC double glazed bay window to the front elevation, wall mounted radiator, gas fire and surround and a wall light.

KITCHEN 11' 2" x 10' 5" (3.4m x 3.18m)

With a range of fitted wall and base units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splashback tiling, wooden flooring, wall mounted radiator, uPVC double glazed window to the rear elevation, stairs rising to the first floor and ceiling light.

REAR LOBBY With an external door, vinyl floor covering, wall mounted radiator and ceiling light.

BATHROOM Comprising of a bath with an electric shower over, low flush w.c., pedestal wash hand basin, fitted carpet, opaque uPVC double glazed window to the side elevation and ceiling light.

LANDING With a fitted carpet, access to both bedrooms and a ceiling light.

MASTER BEDROOM 11' 3" x 10' 3" (3.43m x 3.12m)

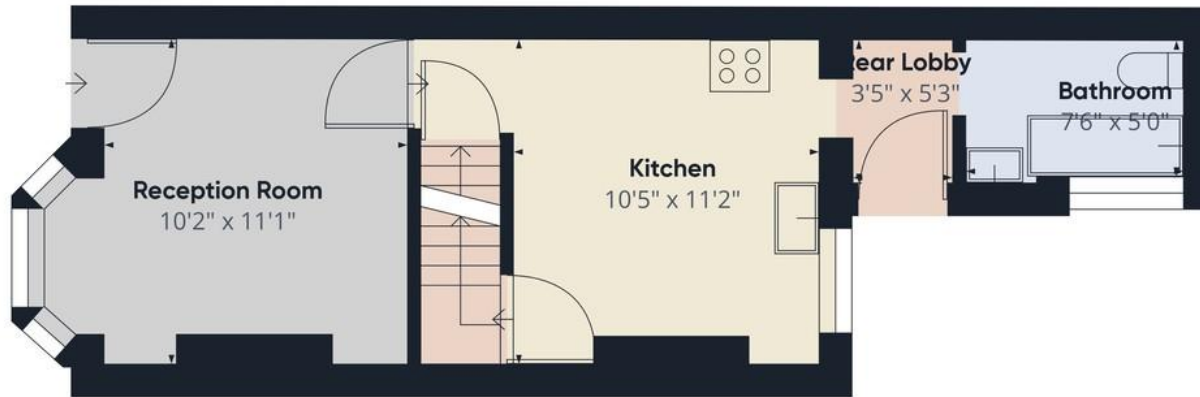
With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 2" x 10' 6" (3.4m x 3.2m) With a fitted carpet, uPVC double glazed window to the rear elevation, storage cupboard, wall mounted radiator and ceiling light.

EXTERNAL The property has a rear garden which has paved slabs, raised beds with a mature tree and a walled boundary. There is on road parking to the front.







Floor 0

Landing
2'5" x 2'10"



Floor 1

Approximate total area⁽¹⁾
565.25 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

