



**41 South Snape Close, Nottingham,  
Nottinghamshire NG6 7GF**

**£115,000**

Tel: 0115 9680268





- Two Double Bedrooms
- Close To City Centre
- Close To Amenities
- Deceptively Spacious Throughout
- Excellent Scope & Potential
- Private Courtyard Garden

A well positioned terraced house located a stones throw from Nottingham city centre which offers a staggeringly deceptively spacious internal layout. This home has two equally balanced reception rooms and two substantial double bedrooms. There is plenty of scope and potential for further modernisation but if you are in the market for a convenient home then look no further and call us today.

The accommodation comprises an entrance hall with a handy storage cupboard. There is a cosy square lounge and a well-proportioned dining kitchen. To the first floor landing there are two bedrooms and a bathroom with three piece suite.

Externally this property comes located in a quiet position on South Snape Close itself having an open green space to the side of the property. To the rear of the property there is a generously proportioned private courtyard style garden which is all securely enclosed by fenced boundaries to all sides.

#### **ENTRANCE HALL**

w: 2.49m x l: 2.44m (w: 8' 2" x l: 8' )

An open entrance hall with a radiator, understairs storage and stairs rising to the first floor landing.

#### **KITCHEN DINER**

w: 6.55m x l: 2.57m (w: 21' 6" x l: 8' 5")

A spacious kitchen diner with wall cupboards, base units and drawers with working surfaces over. Space for a cooker, plumbing for a washing machine, space for fridge/freezer, radiator, ceiling light point and a double glazed window to the front and French doors opening to the rear.

#### **LOUNGE**

w: 3.96m x l: 3.23m (w: 13' x l: 10' 7")

With a feature fireplace with inset fire. Radiator, ceiling light point and a double glazed window to the rear elevation.

#### **FIRST FLOOR LANDING**

w: 4.17m x l: 2.51m (w: 13' 8" x l: 8' 3")

With a ceiling light point.

#### **BEDROOM ONE**

w: 4.01m x l: 3.28m (w: 13' 2" x l: 10' 9")

A double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

#### **BEDROOM TWO**

w: 3.99m x l: 2.57m (w: 13' 1" x l: 8' 5")

A second double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

#### **BATHROOM**

w: 2.59m x l: 2.51m (w: 8' 6" x l: 8' 3")

With a three piece suite comprising a panelled bath with shower over, wash hand basin and a low flush WC. There is a radiator, ceiling light point and a double glazed window to the front elevation.

#### **OUTSIDE**

Externally, this property comes located in a quiet position on South Snape Close itself having an open green space to the side of the property. To the rear of the property there is a generously proportioned private courtyard style garden which is all securely enclosed by fenced boundaries to all sides.

**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

The property is being sold as a freehold. With vacant possession on completion.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.



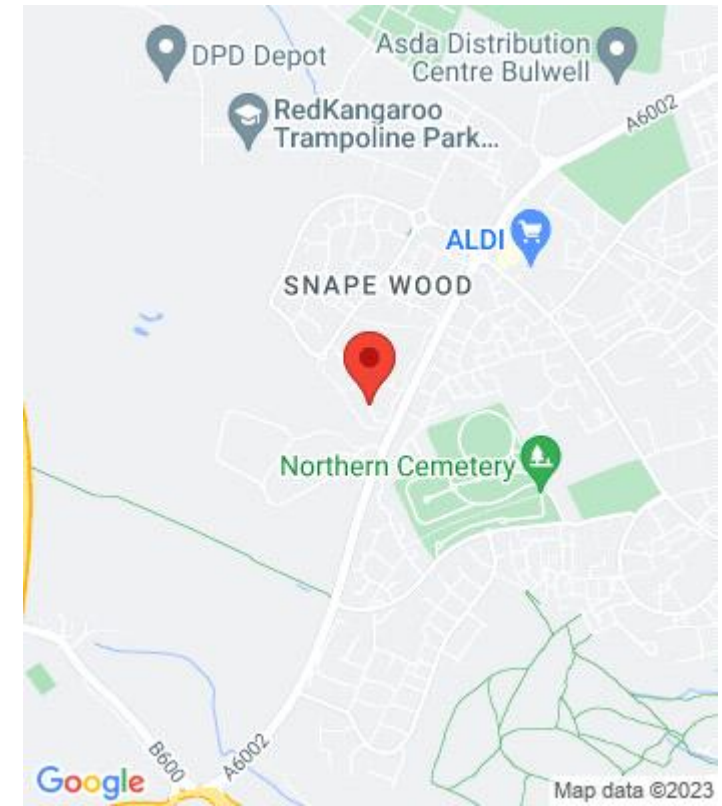












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