



Finsbury Avenue, Sneinton, Nottingham
£140,000



Finsbury Avenue

Sneinton, Nottingham

A well-proportioned two-bedroom mid-terrace home offering excellent potential and plenty of character. With two bright reception rooms, a practical kitchen/breakfast room, and a utility space, all on the ground floor.

Upstairs are two good-sized bedrooms and a family bathroom with bath and shower, with the main bedroom benefiting from built-in storage.

This property is available with no upward chain, benefits from new carpets throughout, and offers further scope to modernise. This is an ideal opportunity for first-time buyers looking to get onto the ladder and add value over time, or buy-to-let investors seeking strong rental demand. Externally, the house offers a low-maintenance courtyard to the rear and an attractive bay window to the front.

Early viewing recommended – Book yours now.





Finsbury Avenue

Sneinton, Nottingham

NO UPWARD CHAIN. A two double bedroom property in the popular area of Sneinton. Only a short trip to Nottingham CITY CENTRE, this is perfect for both FIRST TIME BUYERS and BUY TO LET investors. Call now

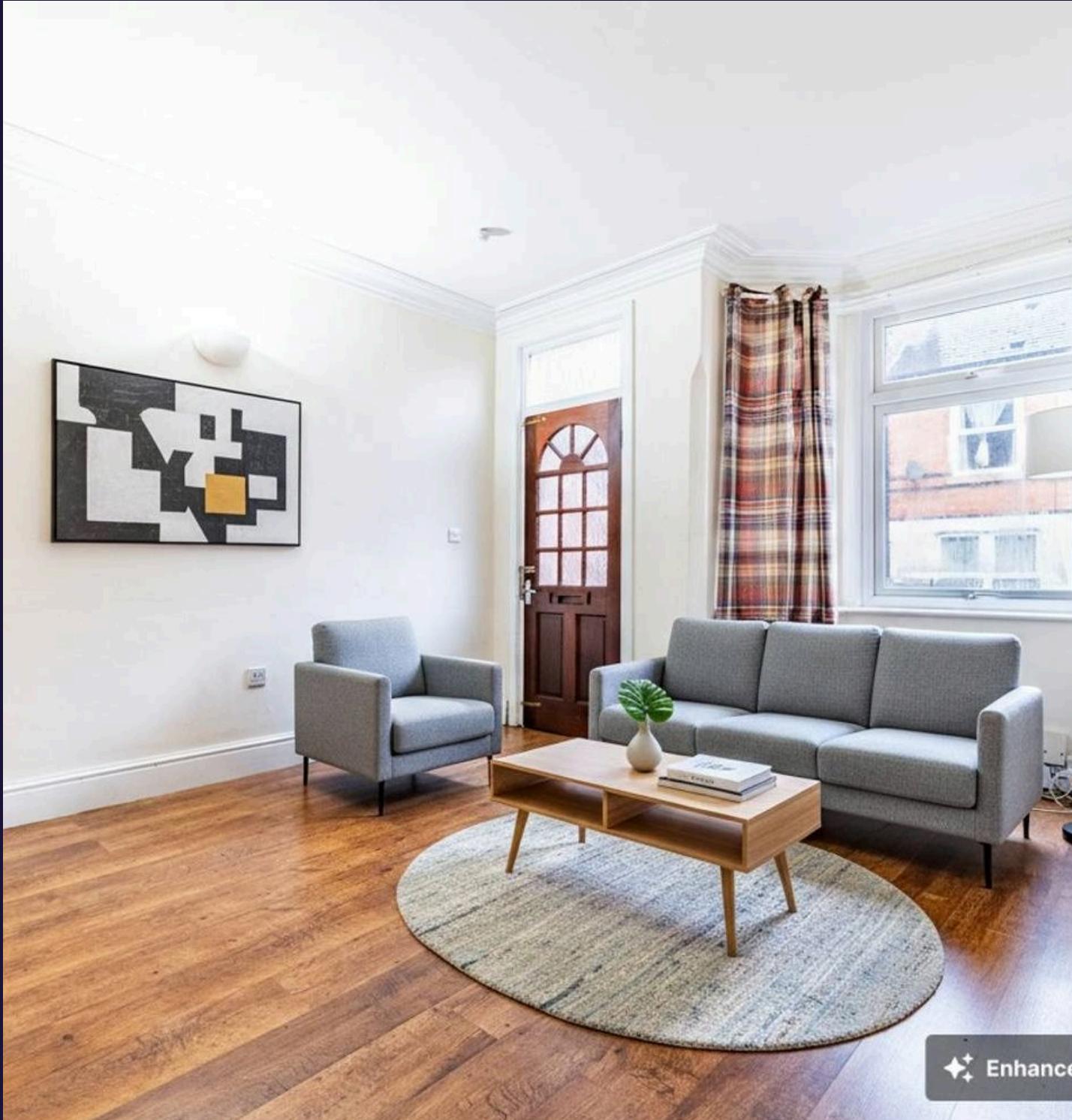
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Victorian period property
- Bay fronted living room
- Perfect for first time buyers
- Buy to let opportunity with strong rental demand
- Large kitchen/breakfast room
- Utility room to rear of property
- Close to Nottingham City Centre
- Great transport links nearby
- Scope to modernise and style to your own taste



Living room

11' 10" x 13' 0" (3.61m x 3.97m)

Bright and spacious living room with ample space for a sofa and other furniture. Bay window to the front aspect and laminate flooring.

Kitchen

11' 11" x 13' 0" (3.64m x 3.97m)

Large kitchen/breakfast room with brand-new vinyl flooring. Lined with a range of wall and base units, integral appliances, and access to the first floor.

Utility Room

8' 11" x 8' 1" (2.72m x 2.46m)

Brilliant utility room located to the rear of the property, fitted with a range of wall and base units and housing the combi boiler. Recently fitted rear door providing access to the garden.

Bedroom 1

11' 11" x 10' 8" (3.62m x 3.26m)

Double bedroom with carpeted flooring, a built-in storage unit, and a window to the front aspect.

Bedroom 2

12' 0" x 10' 0" (3.65m x 3.04m)

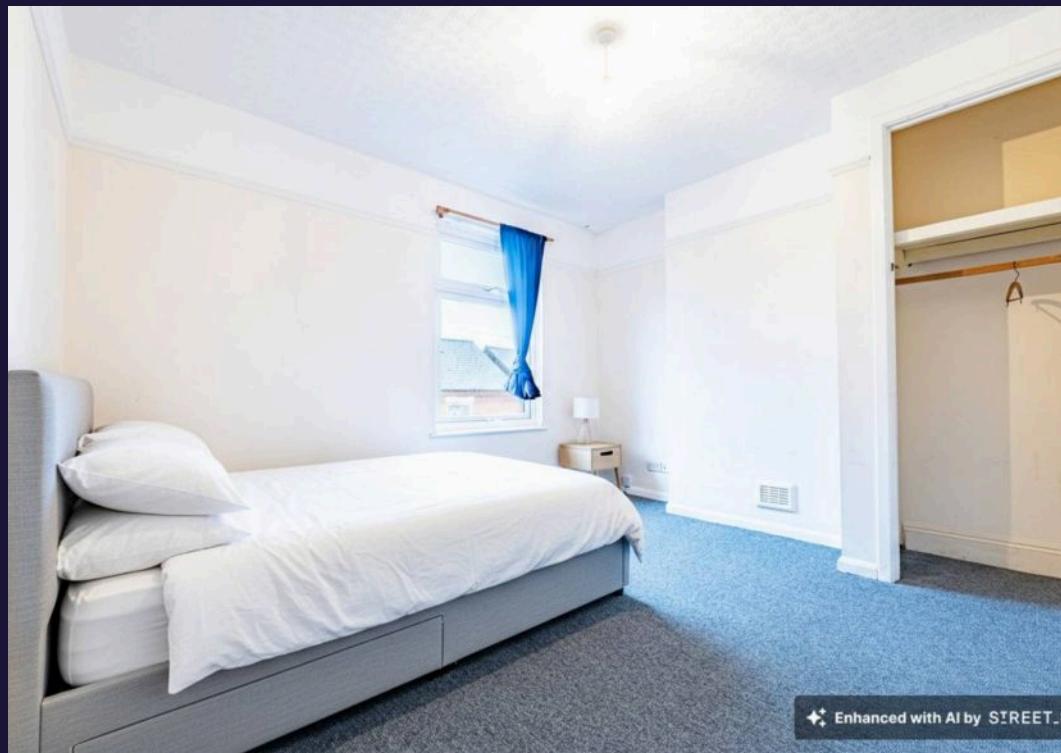
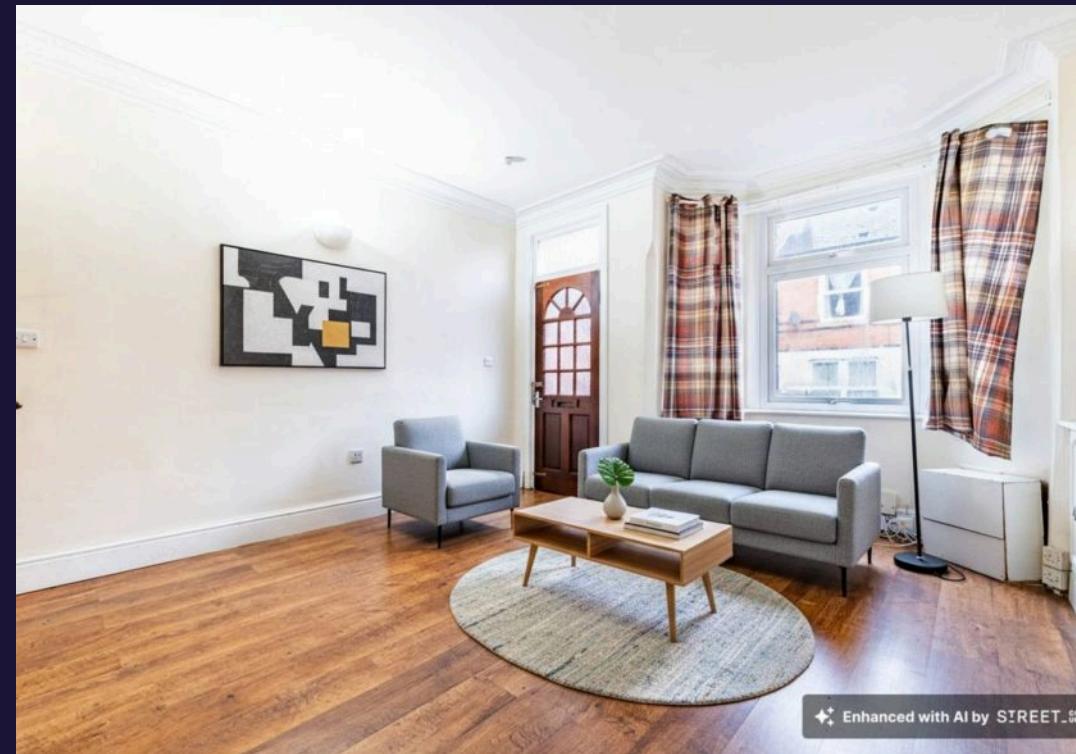
Second double bedroom with carpeted flooring and a window to the rear aspect overlooking the courtyard-style garden.

Bathroom

Bathroom on the first floor. L-shaped room with vinyl flooring and three piece suite comprising a panel bath with a shower over, a wash hand basin, and low level W.C



Enhance





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