



67 Lees Hill Street,  
Sneinton, NG2 4JT



# 67 Lees Hill Street, Sneinton, NG2 4JT

**\*\* SOLD AS SEEN \*\***

In need of modernisation throughout, this mid terraced home provides accommodation arranged over three floors including: an entrance hall, a front reception room, a rear reception room, and a kitchen on the ground, two double bedrooms, and a bathroom on the first floor, and a further bedroom on the second floor.

Benefiting from gas central heating, and double glazing, the property also has a small yard with a decked seating area to the rear.

Situated within easy reach of local facilities, the property is close to main road routes giving access to Nottingham City Centre.

Offered to the market with no upward chain. An ideal investment or first time purchase.

**Guide Price £170,000**







## **GROUND FLOOR ACCOMMODATION**

Comprising of two reception rooms, and a kitchen.

**Front Reception Room 11'3" x 11'0" (3.44 x 3.37)**

**Rear Reception 12'0" x 11'8" (3.68 x 3.56)**

**Kitchen 7'10" x 8'0" (2.4 x 2.44)**

## **FIRST FLOOR ACCOMMODATION**

Comprising of two double bedrooms, and a bathroom.

**Bathroom 9'3" x 8'0" (2.84 x 2.44)**

**Bedroom Two 12'1" x 9'1" (3.7 x 2.77)**

**Bedroom One 11'1" x 14'10" (3.38 x 4.53)**

## **SECOND FLOOR ACCOMMODATION**

Comprising the final bedroom.

**Second Floor Bedroom 12'0" x 11'3" (3.66 x 3.43)**

## **OUTSIDE**

At the front, the property is flush to the pavement.

To the rear of the property there is a yard with a decked seating area.

## **Council Tax Band**

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

## **Referral Arrangement Note**

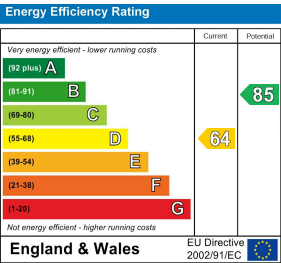
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

# DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

# MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: [cotgrave@tjea.com](mailto:cotgrave@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

