



67 Lees Hill Street,
Sneinton, NG2 4JT

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**** 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 £163,000





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

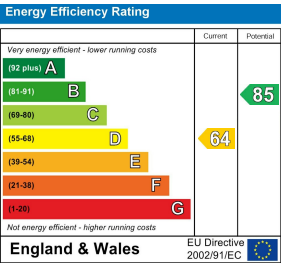
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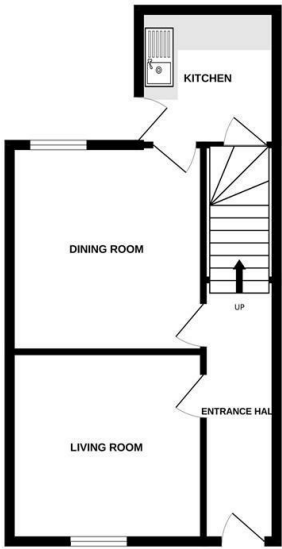


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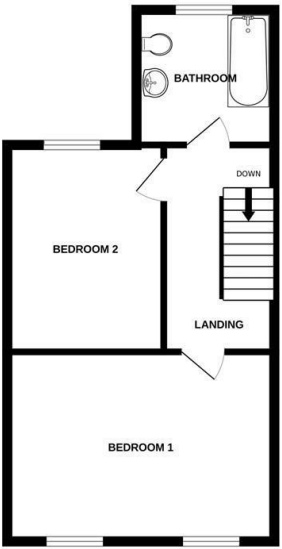
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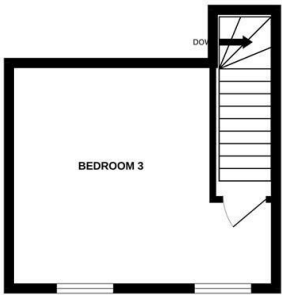
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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