

HoldenCopley

PREPARE TO BE MOVED

Haddon Street, Sherwood, Nottinghamshire NG5 2HN

Guide Price £150,000 - £220,000

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GUIDE PRICE £150,000 - £170,000

GREAT FIRST TIME BUY...

This two bedroom end-terraced house would be the ideal starter home or investment as the property is beautifully presented and decorated throughout whilst also offering spacious accommodation, making it ready for you to move straight into. Situated just a stone's throw away from the vibrant Sherwood High Street, which is host to a range of shops, eateries, bars and excellent bus links into the City Centre together with the Universities and City Hospital. To the ground floor are two spacious reception rooms, a kitchen, a shower room and access to the cellar. The first floor hosts two double bedrooms. Outside to the front of the property there is access to on-street parking and to the rear is a private enclosed generous-sized garden with multiple seating areas and a lawn.

MUST BE VIEWED





- End-Terraced House
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Galley Style Kitchen
- Ground Floor Shower Room
- Cellar
- Well-Presented Throughout
- Generous Sized Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

10'10" x 11'3" (3.31m x 3.43m)

The living room has wooden flooring, a TV point, a feature fireplace with a tiled hearth, a radiator, a double glazed window to the front elevation and a single UPVC door providing access into the accommodation

Dining Room

11'4" x 11'3" (3.46m x 3.44m)

The dining room has wooden flooring, a radiator, coving to the ceiling, access to the cellar and a single door providing access to the rear garden

Kitchen

5'5" x 6'11" (1.66m x 2.13m)

The kitchen has a fitted base units with wood effect worktops, a circular stainless steel sink with a mixer tap, space for a cooker, space for an under-counter fridge, wood-effect flooring, tiled splashback and a double glazed window to the side elevation

Bathroom

6'8" x 5'4" (2.05m x 1.64m)

The bathroom has a low-level flush W/C, a wall-mounted wash basin, a shower enclosure with a mains-fed shower, space and plumbing for a washing machine, partially tiled walls, a radiator, a wall-mounted Worcester combi-boiler and an obscure window to the side elevation

BASEMENT LEVEL

Cellar

FIRST FLOOR

Landing

2'9" x 3'1" (0.84m x 0.94m)

The landing has carpeted flooring and provides access to the first floor accommodation

Bedroom One

10'10" x 11'3" (3.32m x 3.44m)

The first bedroom has wooden flooring, a radiator, an in-built storage cupboard and a double glazed window to the front elevation

Bedroom Two

11'4" x 11'3" (3.47m x 3.45m)

The second bedroom has carpeted flooring, coving to the ceiling, a radiator and a double glazed window to the rear elevation

OUTSIDE

To the front of the property is a walled garden and access to on-street parking. To the rear of the property is a private enclosed garden with a lawn, a decked seating area, a range of mature plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

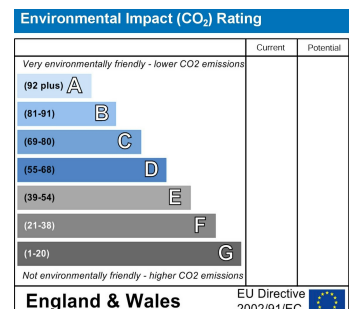
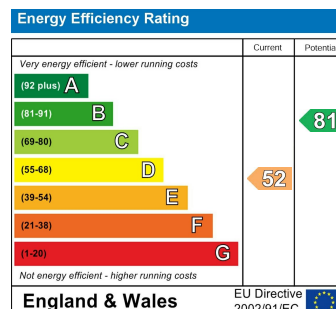
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

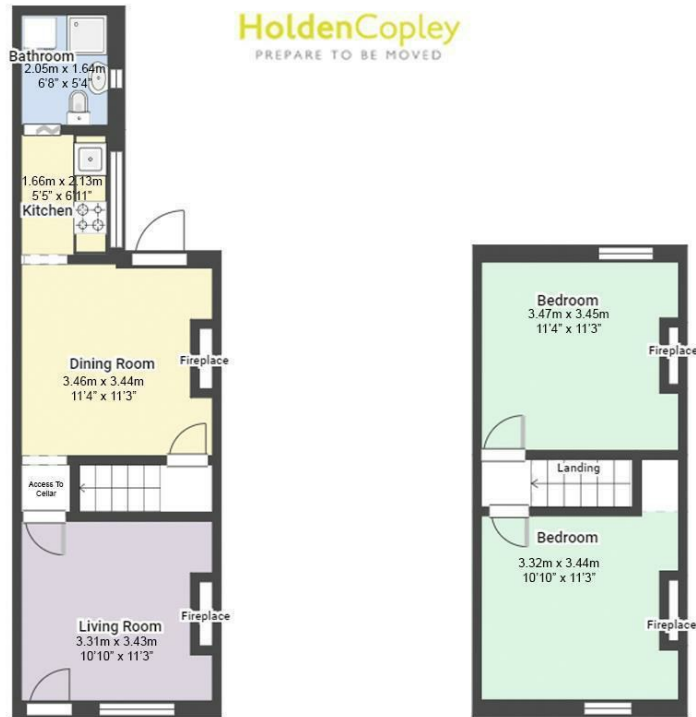
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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