

# HoldenCopley

PREPARE TO BE MOVED

Haydn Road, Sherwood, Nottinghamshire NG5 2LA

---

**Guide Price £235,000**



Haydn Road, Sherwood, Nottinghamshire NG5 2LA





GUIDE PRICE: £235,000 - £255,000

LOCATION LOCATION LOCATION...

This three bedroom semi detached house is coming to the market offering spacious characteristic accommodation with high ceilings and a feature fireplace offering masses of potential throughout making it perfect for a range of buyers looking to be located in the popular location of Sherwood within walking distance to a range of shops, eateries and transport links into the City Centre, also benefitting from both Primary and Secondary schools locally. Internally to the ground floor is an entrance hall, bay fronted lounge, separate dining room and a fitted kitchen. The first floor holds three good sized double bedrooms serviced by a three piece family bathroom suite. Outside to the front is a low maintenance courtyard style garden with availability for on street parking and to the rear is a south-facing garden - perfect for Summer!

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Fitted Kitchen
- Bay Fronted Living Room
- Separate Dining Room
- Spacious Accommodation Throughout
- Enclosed South-Facing Garden
- On Street Parking Available
- Popular Location
- 360 Virtual Tour











## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

3\*9" x 11\*9" (1.16m x 3.60m)

The entrance hall has wooden flooring and carpeted stairs, coving to the ceiling, radiator and single composite door providing access into the accommodation

#### Living Room

14\*4" x 11\*7" (4.38m x 3.55m)

The living room has wooden flooring, coving to the ceiling, recessed chimney breast with feature gas fire, mantle piece and hearth, radiator, TV point and a range of UPVC double glazed windows to the front elevation

#### Dining Room

12\*4" x 12\*7" (3.76m x 3.84m)

The dining room has wood effect laminate flooring, coving to the ceiling, recessed chimney breast, smoke alarm, radiator and window to the rear elevation

#### Kitchen

16\*11" x 9\*9" (5.16m x 2.99m)

The kitchen has tile effect vinyl flooring, wall mounted boiler, access to an in-built storage cupboard, a range of fitted wall and base units with wood effect worksurfaces, sink and a half with a drainer and mixer taps, space and plumbing for a washing machine, integrated oven with gas hobs and extractor fan, space for a freestanding fridge/freezer, radiator, space for a dining table and chairs, provides access to the cellar and UPVC double glazed window to the rear elevation, separate window to the side elevation and a single wooden door providing access to the rear garden

### FIRST FLOOR

#### Landing

5\*8" x 16\*10" (1.74m x 5.15m)

The landing has carpeted flooring, coving to the ceiling, smoke alarm, provides access to an in-built storage cupboard and provides access to the first floor accommodation

#### Master Bedroom

11\*5" x 15\*10" (3.50m x 4.84m)

The main bedroom has carpeted flooring, coving to the ceiling, radiator, TV point and two UPVC double glazed windows to the front elevation

#### Bedroom Two

9\*10" x 12\*6" (3.01m x 3.83)

The second bedroom has carpeted flooring, coving to the ceiling, radiator, recessed chimney breast, TV point and UPVC double glazed window to the rear elevation

#### Bedroom Three

10\*1" x 12\*9" (3.08m x 3.91m)

The third bedroom has carpeted flooring, coving to the ceiling, in-built storage cupboards, recessed chimney breast, radiator and window to the rear elevation

#### Bathroom

6\*2" x 5\*11" (1.90m x 1.81m)

The bathroom has tiled flooring, partially tiled walls, low level flush WC, pedestal washbasin with taps, panelled bath with mixer taps and electric wall mounted shower, wall mounted electric heater and UPVC double glazed obscure window to the side elevation

### OUTSIDE

#### Front

To the front is a courtyard style garden with a wall and fence surround and gated access with availability for on street parking

#### Rear

To the rear is an enclosed south-facing garden with a paved/patio seating area, lawn, range of decorative plants and shrubs with a fence surround and gated access to the front

### DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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:

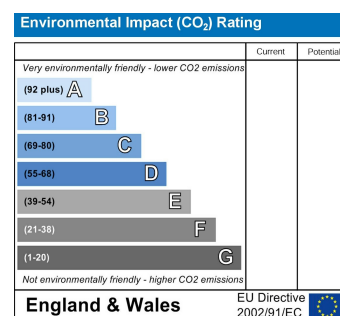
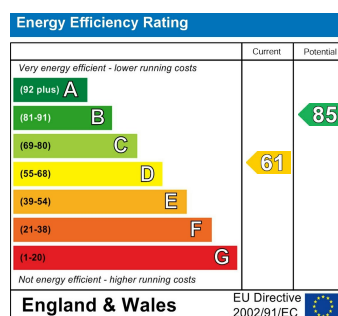
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





# Haydn Road, Sherwood, Nottinghamshire NG5 2LA

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.