

# HoldenCopley

PREPARE TO BE MOVED

Valley Road, Sherwood, Nottinghamshire NG5 3HT

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**Guide Price £210,000**

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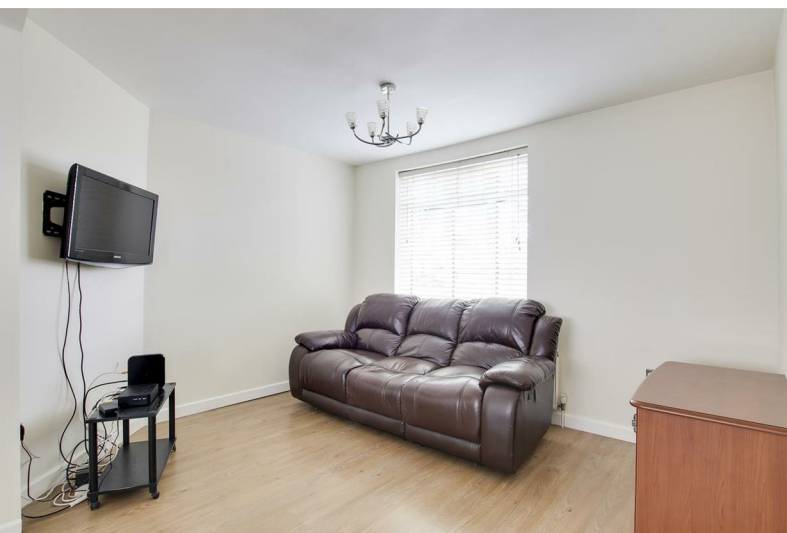


GUIDE PRICE £210,000 - £225,000

NO UPWARD CHAIN...

This three-bedroom semi-detached house offers spacious accommodation throughout and benefits from being sold to the market with no upward chain. Upon entering the property, you'll be greeted by a welcoming entrance hall that sets the tone for the spacious and functional layout of this home. The ground floor offers a convenient W/C, perfect for guests and a generously-sized living room that beckons for cosy evenings with loved ones. The heart of the home lies in the open-plan kitchen and dining room. Here, natural light pours in, creating a warm and inviting atmosphere that makes meal preparation and family gatherings a true delight. Ascending to the first floor, you'll discover three well-appointed bedrooms, each promising comfort and tranquillity. The three-piece bathroom suite ensures convenience for your daily routines, designed with practicality and style in mind. Stepping outside, the property boasts a desirable driveway, ensuring ample parking for you and your guests. The low-maintenance private enclosed garden offers a peaceful retreat for outdoor relaxation and entertaining. Situated in a popular location within reach of Nottingham City Hospital, the vibrant Sherwood High Street and excellent bus links into the City Centre.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Modern Fitted Kitchen/Diner
- Spacious Living Room
- Three-Piece Bathroom Suite
- Private Enclosed Garden
- Off-Street Parking
- No Upward Chain
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

9'10" x 6'10" (3.0 x 2.1)

The entrance hall has wood-effect laminate flooring, carpeted stairs, a wall-mounted radiator, an in-built storage cupboard and a single UPVC door providing access into the accommodation

### W/C

2'11" x 5'6" (0.9 x 1.7)

This space has a low-level flush W/C, a wall-mounted wash basin, a chrome heated towel rail, an extractor fan, tiled walls, tiled flooring and a UPVC double glazed window to the side elevation

### Living Room

11'9" x 9'10" (3.6 x 3.0)

The living room has wood-effect laminate flooring, a TV point and a UPVC double glazed window to the front elevation

### Kitchen

6'6" x 11'9" (2.0 x 3.6)

The kitchen has a range of fitted base and wall units with worktops, space for an oven, an extractor fan, an integrated fridge freezer, a stainless steel sink with a drainer and mixer tap, space and plumbing for a washing machine, a wall mounted boiler, a breakfast bar with seating for two chairs, recessed spotlights, tile effect flooring, a UPVC double glazed window to the rear elevation and a single UPVC door providing access to the rear garden

### Dining Room

15'5" x 11'1" (4.7 x 3.4)

The dining room has tiled flooring, a wall-mounted radiator, recessed spotlights and a UPVC double glazed window to the rear elevation

## FIRST FLOOR

### Landing

13'5" x 2'11" (4.1 x 0.9)

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double glazed window to the side elevation and provides access to the loft and first floor accommodation

### Master Bedroom

12'5" x 11'5" (3.8 x 3.5)

The main bedroom has carpeted flooring, a wall-mounted radiator and a UPVC double glazed window to the rear elevation

### Bedroom Two

12'5" x 9'6" (3.8 x 2.9)

The second bedroom has carpeted flooring, a wall-mounted radiator and a double glazed window to the front elevation

### Bedroom Three

9'6" x 7'6" (2.9 x 2.3)

The third bedroom has carpeted flooring, a wall-mounted radiator and a double glazed window to the side elevation

### Bathroom

5'10" x 7'2" (1.8 x 2.2)

The bathroom has a low-level flush W/C, a vanity wash basin, a P shaped bath with a waterfall-style and hand-held shower fixture, a glass shower screen, a chrome heated towel rail, partially tiled walls, an extractor fan, recessed spotlights, tile effect flooring and two UPVC double glazed obscure windows to the side elevation

## OUTSIDE

### Front

To the front of the property is a concrete driveway for two cars

### Rear

To the rear of the property is a low maintenance garden with fence panelling

## 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.

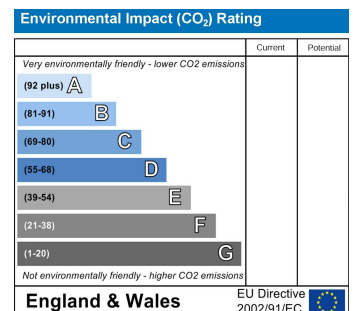
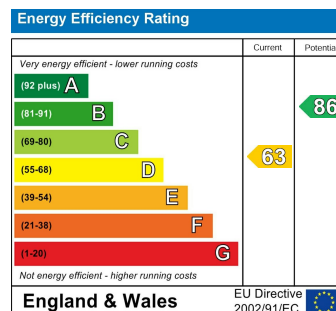
The vendor has advised the following:

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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**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)

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