

HoldenCopley

PREPARE TO BE MOVED

St. Albans Street, Sherwood, Nottinghamshire NG5 2HA

£250,000

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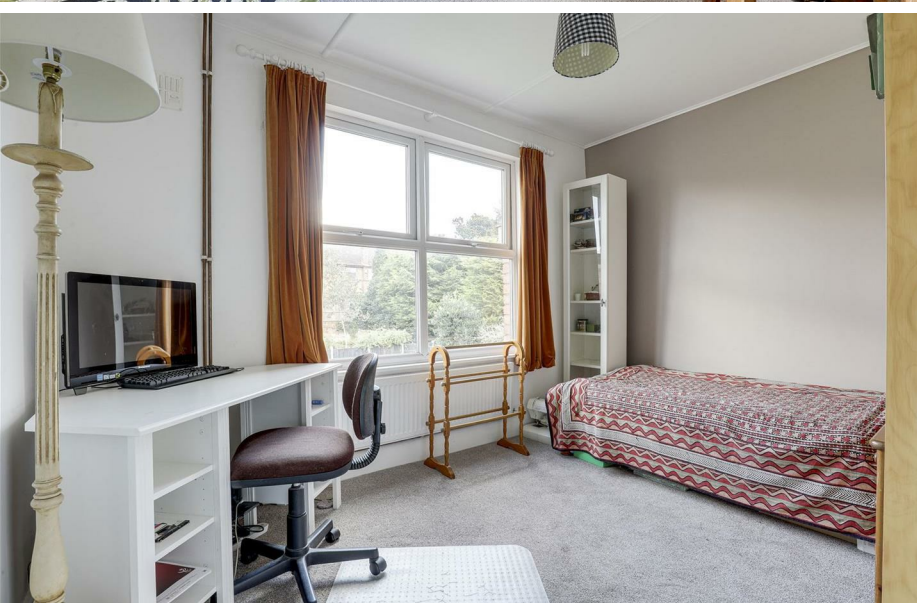


NO UPWARD CHAIN...

We are pleased to be marketing this three-bedroom mid-terraced house, which exudes character and charm at every turn whilst being offered to the market with no upward chain. With deceptively spacious interiors, it's an ideal choice for first-time buyers, small families, or savvy investors. Situated in a highly sought-after location, it offers the convenience of being just a stone's throw away from Sherwood High Street, boasting an array of local amenities, shops, delightful eateries, and excellent transport connections. As you step inside, you're greeted by an inviting entrance hall featuring a composite door. The spacious living room captivates with its centerpiece - a feature log-burning stove that radiates warmth and character. The kitchen diner is perfect for culinary endeavors and gatherings, while a convenient W/C adds a practical touch to the ground floor. Venturing to the first floor reveals three double bedrooms, all serviced by a four-piece bathroom suite. Outside, the property is equally appealing, with a driveway at the front, ensuring ample parking space with access to the well-maintained rear garden, a serene oasis featuring a lush lawn, a brick-built outhouse for storage, and a versatile workshop - a space waiting to be transformed for various purposes. In essence, this property seamlessly blends character, convenience, and comfort, offering a unique and delightful living experience in a vibrant area.

MUST BE VIEWED





- Mid-Terraced House
- Three Double Bedrooms
- Living Room With Feature Log-Burner
- Spacious Kitchen Diner
- Four-Piece Bathroom Suite
- Off-Road Parking
- Well-Maintained Garden
- Versatile Workshop & Brick-Built Outhouse
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall features wooden flooring, built-in open storage, and a composite door providing access into the accommodation.

Living Room

16'1" into bay x 11'9" (4.91m into bay x 3.59m)

The living room is adorned with a UPVC double-glazed bay window featuring stained glass, stripped wooden flooring, a radiator, a TV point, and a recessed chimney breast alcove housing a log-burning stove on a tiled hearth.

Kitchen

14'3" x 11'8" (4.35m x 3.58m)

The kitchen is equipped with fitted base units, complemented by wooden worktops, and features a charming Belfast-style sink with a swan-neck mixer tap. There's ample space for a range cooker and an American-style fridge freezer, as well as convenient provisions for a washing machine and a dining table. The kitchen boasts quarry tiled flooring, tiled splashbacks, a radiator, recessed spotlights, and is illuminated by natural light from UPVC double-glazed windows. Additionally, two single UPVC doors open up to provide easy access to the garden.

W/C

This area features a low-level dual flush W/C, a wall-mounted wash basin, quarry tiled flooring, and a UPVC double-glazed window with obscured glass for privacy.

FIRST FLOOR

Landing

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

Bedroom One

14'10" x 11'9" (4.54m x 3.59m)

The main bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and a convenient in-built cupboard.

Bedroom Two

11'3" x 10'7" (3.44m x 3.24m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, a picture rail, and access to a partially boarded loft.

Bedroom Three

11'9" x 8'3" (3.60m x 2.52m)

The third bedroom has a UPVC double-glazed window, carpeted flooring, and a radiator.

Bathroom

8'10" x 5'8" (2.70m x 1.74m)

The bathroom features a low-level dual flush W/C, a pedestal wash basin, a panelled bath, an in-built cupboard, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights and a corner-fitted shower enclosure with a wall-mounted electric shower fixture.

OUTSIDE

Front

At the front of the property, you'll find a driveway with gated access to the rear garden, adorned with courtesy lighting and an assortment of flourishing plants and shrubs.

Rear

At the rear of the property lies a secluded, enclosed garden featuring a well-maintained lawn, an array of well-established trees, plants, and shrubs, a sturdy brick-built outhouse, a convenient outdoor tap, a compact shed, fence panelling, and a versatile workshop.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the direct gov 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.

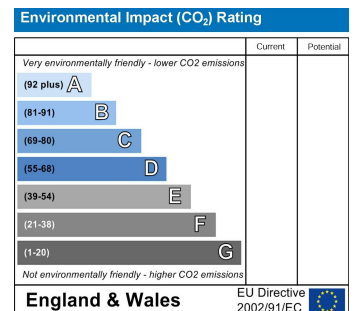
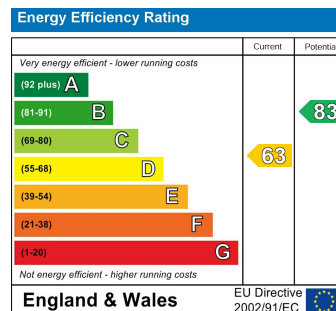
The vendor has advised the following:

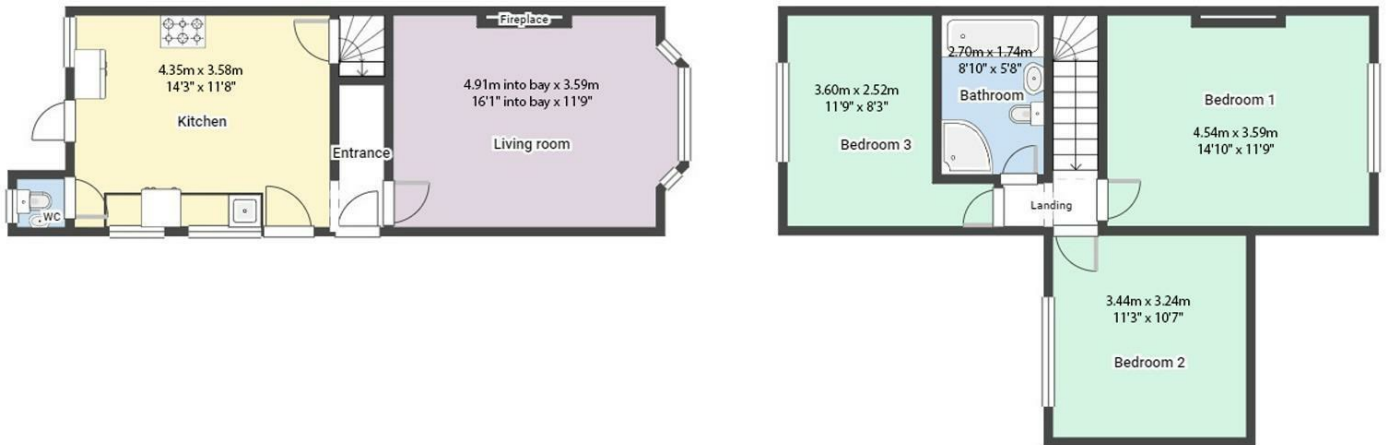
Property Tenure is Freehold

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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.

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.





FLOORPLAN IS FOR ILLUSTRATION

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

www.holdencopley.co.uk