

HoldenCopley

PREPARE TO BE MOVED

Melrose Street, Sherwood, Nottinghamshire NG5 2JP

Guide Price £150,000 - £190,000

GUIDE PRICE £150,000 - £170,000

NO UPWARD CHAIN...

This mid-terrace house nestled in a convenient location, just moments away from bustling local amenities in the heart of the vibrant community. With its proximity to shops, eateries, and excellent transport links into Nottingham City Centre, this property presents an enticing opportunity for both first-time buyers and savvy investors alike. As you step inside, you are greeted by a living room featuring a captivating feature fireplace, perfect for cosy evenings. The adjacent dining room seamlessly flows into the fitted kitchen, providing easy access to the rear garden. Upstairs, two generously sized double bedrooms offer comfortable accommodation, accompanied by a convenient three-piece bathroom suite. Outside, the property boasts on-street parking at the front, while the rear reveals a quaint courtyard with a patio area, access to an outbuilding, and gated entry, all enclosed by a brick wall boundary for added privacy and security.

MUST BE VIEWED



- Mid Terraced House
- Two Double Bedrooms
- Living Room With A Feature Fireplace
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Courtyard
- Popular Location
- Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

Living Room

10'9" x 10'9" (3.29m x 3.28m)

The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, two inbuilt base cupboards, a TV point, a feature fireplace, and carpeted flooring.

Hall

The hall has carpeted flooring, a dado rail, and access to the stairs and dining room.

Dining Room

10'9" x 10'9" (3.29m x 3.29m)

The dining room has a UPVC double glazed window to the rear elevation, a feature fireplace, coving to the ceiling, access into the cellar, a radiator, and carpeted flooring.

Kitchen

6'9" x 5'6" (2.06m x 1.68m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven and hob, space and plumbing for a washing machine, space for an under counter fridge, tiled splashback, tiled flooring, a single glazed window to the rear elevation, and a single door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a dado rail, and access to the first floor accommodation.

Bedroom One

12'7" x 10'9" (3.85m x 3.29m)

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, coving to the ceiling, a wrought iron feature fireplace, and carpeted flooring.

Bedroom Two

10'9" x 12'8" (3.29m x 3.87m)

The second bedroom has a UPVC double glazed window to the rear elevation, a dado rail, coving to the ceiling, an in-built cupboard, and carpeted flooring.

Bathroom

7'5" x 5'11" (2.28m x 1.81m)

The bathroom has an obscure window to the rear elevation, low level flush W/C, a pedestal wash basin, a bath with a wall-mounted electric shower fixture, an in-built cupboard, partially tiled walls, and original flooring.

OUTSIDE

Front

To the front of the property is on street parking.

Rear

To the rear of the property is a small courtyard with a patio area, access into the outbuilding, a bricked wall boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - 1000Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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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