

HoldenCopley

PREPARE TO BE MOVED

Ebury Road, Sherwood, Nottinghamshire NG5 IBB

£200,000

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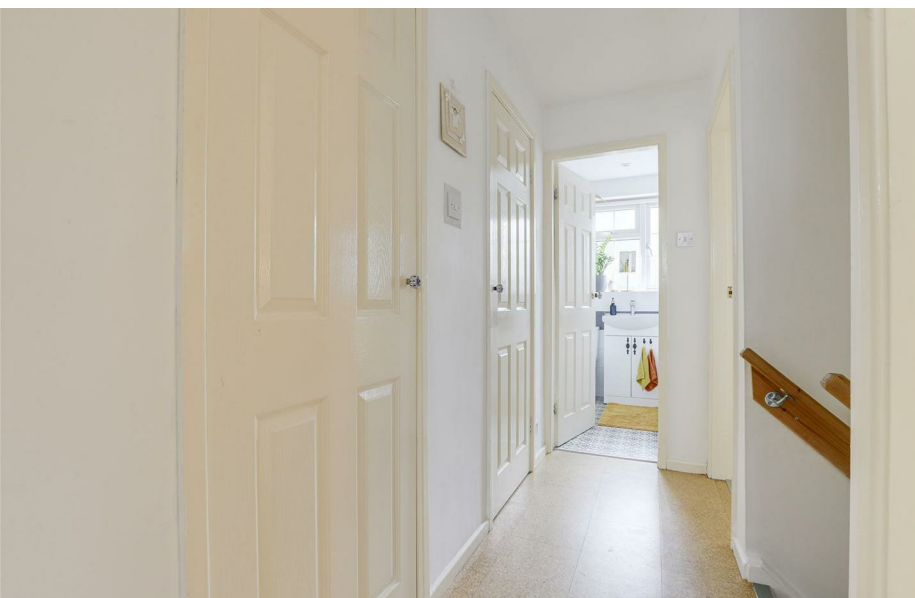


END TERRACED HOUSE...

Nestled in a popular location, this end terrace house presents an enticing prospect for prospective buyers seeking both conveniences. Positioned within easy reach of local amenities and boasting exceptional transport links to Nottingham City Centre, this property offers urban accessibility. Just a stroll away lies the expanse of the Forest Recreation Ground, providing an escape amidst the bustle of city life. Upon entering the side entrance hall, one is greeted by a sense of space and warmth. The generously proportioned living room with patio doors opening out to the rear garden, is perfect for alfresco entertaining. Adjacent to the living area, a versatile room currently utilized as a playroom adds to the adaptability of the layout, catering to the diverse needs of modern living. Ascending the stairs to the first floor, the home reveals its practical design with two spacious double bedrooms, ensuring ample accommodation for residents or guests. A smaller third bedroom, ideal for a child's room or study, offers flexibility to suit individual requirements. Completing the upper level, a well-appointed three-piece bathroom suite provides both functionality and comfort. Outside, the frontage features a convenient driveway and a planted garden, enhancing the property's curb appeal. The rear garden, enclosed for privacy, beckons with its inviting atmosphere. A patio area provides a charming space for outdoor dining, while an artificial lawn ensures easy maintenance. A shed offers storage solutions, while planted borders with mature trees, shrubs, and bushes contribute to the verdant ambiance. Enclosed by fence panel boundaries.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Spacious Living Room
- Playroom / Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has vinyl flooring, partially carpeted stairs, a UPVC door providing access into the accommodation.

Living Room

16'5" x 10'5" (5.01m x 3.20m)

The living room has a UPVC double glazed window to the rear elevation, a radiator, a TV point, space for a dining table, wood-effect flooring, and patio doors opening out to the rear garden.

Playroom

16'3" x 7'2" (4.97m x 2.20m)

The play room has a UPVC double glazed window to the front elevation, a radiator, a serving hatch, and wood-effect flooring.

Kitchen

8'10" x 8'2" (2.71m x 2.51m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted boiler, tiled splashback, vinyl flooring, a UPVC double glazed window to the front elevation.

FIRST FLOOR

Landing

The landing has vinyl flooring, two in-built cupboards, and access to the first floor accommodation.

Bedroom One

10'7" x 10'4" (3.25m x 3.17m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

Bedroom Two

8'11" x 9'8" (2.73m x 2.95m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and wood-effect flooring.

Bedroom Three

7'8" x 5'4" (2.36m x 1.63m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, access into the loft, and wood-effect flooring.

Bathroom

6'0" x 5'5" (1.84m x 1.67m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, an in-built cupboard, recessed spotlights, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway, a small planted garden, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden, with a patio area, artificial lawn, a shed, planted borders with established trees, shrubs and bushes, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 220Mbps

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

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:

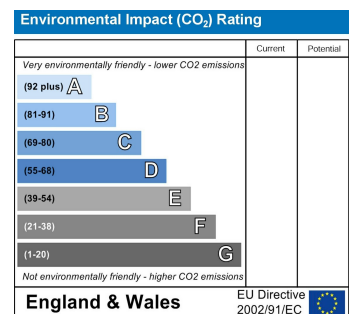
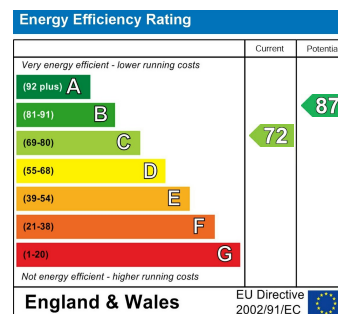
Property Tenure is Freehold

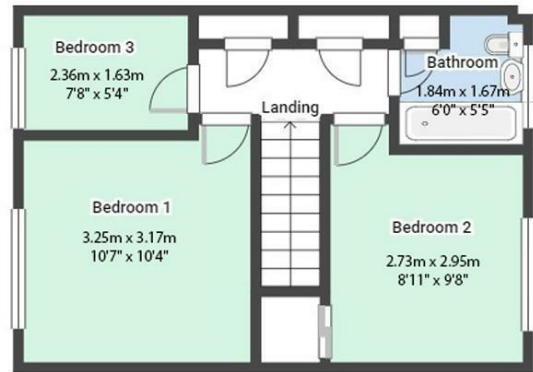
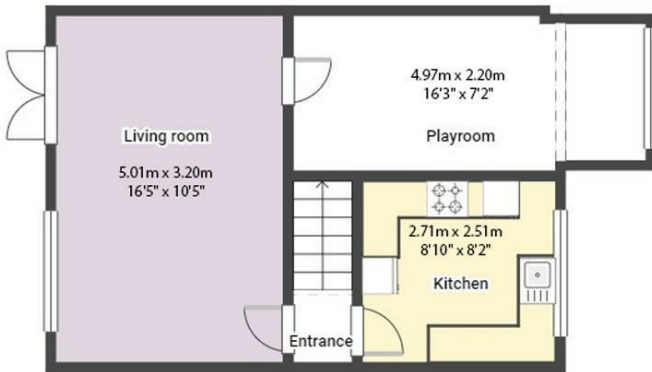
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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 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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