

# HoldenCopley

PREPARE TO BE MOVED

Bonnington Crescent, Sherwood, Nottinghamshire NG5 3EY

---

Guide Price £195,000

Just a stone's throw away from Nottingham City Hospital and Woodthorpe Hospital, this semi-detached house presents an enticing opportunity for prospective buyers. Its prime location offers easy access to essential amenities including shops, schools, and excellent transport links to Nottingham City Centre, making it an ideal choice for a diverse range of buyers. Upon entering, you're greeted by an entrance leading to an understairs utility room, setting the tone for practicality and convenience. The main living space comprises a comfortable living room and a well-appointed fitted kitchen diner, perfect for both daily living and entertaining guests. Ascending the stairs, you'll discover three bedrooms, providing ample space for rest and relaxation. Completing the accommodation is a spacious four-piece bathroom suite, offering a retreat for unwinding after a long day. Outside, the property boasts a raised double driveway at the front, complemented by steps leading to a pathway and gated access to the rear. The rear of the house features an enclosed tiered garden, showcasing a patio area, and a shed providing convenient storage space while a fence-panelled boundary and gated access ensure privacy and security.

MUST BE VIEWED



- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Four-Piece Bathroom Suite
- Double Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed

## GROUND FLOOR

### Entrance Hall

13'0" x 6'0" (max) (3.98m x 1.83m (max))

The entrance hall has a UPVC double glazed window to the side elevation, wood-effect flooring, a radiator, carpeted stairs, and a UPVC door providing access into the accommodation.

### Utility Under Stairs

4'8" x 2'5" (1.44m x 0.74m )

The utility space has a UPVC double glazed obscure window to the side elevation, space and plumbing for a washing machine, and space for a tumble dryer.

### Living room

13'5" x 12'11" (max) (4.11m x 3.96m (max))

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a feature fireplace and surround, and wood-effect flooring.

### Kitchen/Diner

19'10" x 7'6" (max) (6.06m x 2.29m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink, mixer tap and drainer, an integrated oven, gas ring hob, space for an under-counter fridge and freezer, a wall-mounted boiler, space for a fridge freezer, space for a dining table, a radiator, tiled splashback, vinyl flooring, three UPVC double glazed windows to the rear and side elevation, and a UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

10'2" x 9'6" (max) (3.10m x 2.92m (max))

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

### Bedroom One

10'0" x 9'7" (max) (3.05m x 2.93m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted double wardrobes with sliding doors, and carpeted flooring.

### Bedroom Two

10'9" x 9'11" (max) (3.28m x 3.04m (max))

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

### Bedroom Three

9'7" x 7'6" (2.94m x 2.31m )

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

### Bathroom

8'8" x 7'11" (max) (2.66m x 2.43m (max))

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

## OUTSIDE

### Front

To the front of the property is a raised double driveway, steps down to a pathway, and gated access to the rear of the property.

### Rear

To the rear of the property is an enclosed tiered garden with a patio area, a shed, a fence panelled boundary, and gated access.

## 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 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

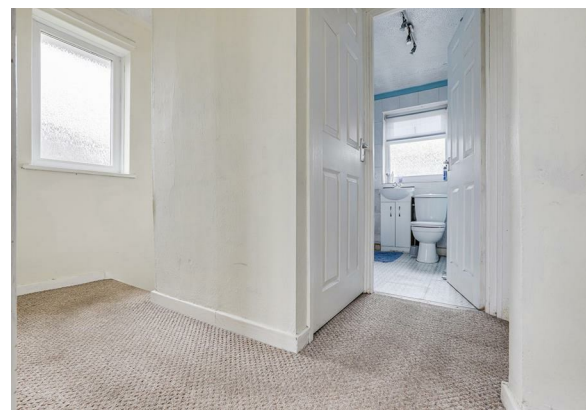
Council Tax Band Rating - Nottingham City Council - Band A

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

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.





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)