

# HoldenCopley

PREPARE TO BE MOVED

Ampthill Rise, Sherwood, Nottinghamshire NG5 3AU

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Guide Price £275,000 - £285,000



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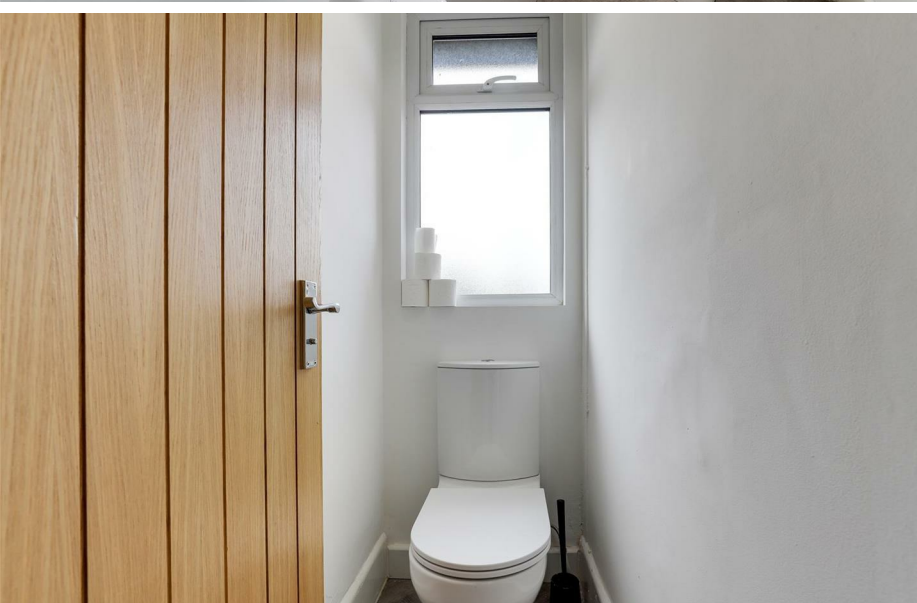
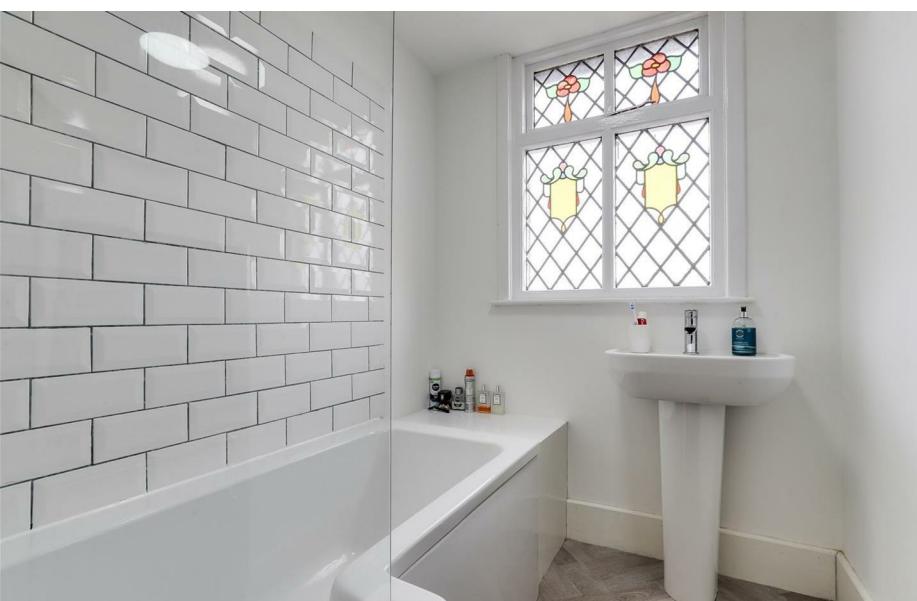
LOCATION, LOCATION, LOCATION...

Nestled in a sought-after locale with a vibrant community atmosphere, this semi-detached property is a beacon of family living. Boasting a well-maintained exterior, the home exudes warmth and welcome from the moment you step onto its driveway, offering parking space for up to three cars. Upon entering, an inviting hallway leads you into the heart of the home, where a spacious living room awaits, adorned with a bay window flooding the space with natural light. The adjacent modern kitchen diner beckons culinary creativity, featuring modern fittings and seamless access to the rear garden, perfect for al fresco dining and entertaining. Ascending to the first floor, three bedrooms await, alongside a two-piece bathroom suite and a convenient separate W/C, ensuring comfort and convenience for the entire family. Outside, the rear garden provides a private sanctuary, boasting a gravelled area, lawn, and secure fencing, while double gates offer easy access for additional parking or recreational vehicles. With its prime location offering easy access to shops, schools, amenities, and excellent transport links to Nottingham City Centre.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Two-Piece Bathroom Suite & A Separate W/C
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed











## GROUND FLOOR

### Hallway

11'0" x 8'1" (3.61 x 2.47)

The hallway has a stained glass window to the front elevation, a vertical radiator, an in-built cupboard, vinyl flooring, carpeted stairs, and a solid wooden door providing access into the accommodation.

### Living room

13'0" x 9'10" (3.98 x 3.02)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, and carpeted flooring.

### Kitchen Diner

21'2" x 11'5" (6.47 x 3.48)

The kitchen diner has a range of fitted base and wall units with worktops, an under-mounted stainless steel sink and half with a swan neck mixer tap and integrated drainer grooves, an integrated double oven, ceramic hob, and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a radiator, recessed spotlights, vinyl flooring, UPVC double glazed windows to the rear elevation, and a UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

7'4" x 6'7" (2.24 x 2.03)

The landing has two stained glass windows to the front and side elevation, carpeted flooring, and access to the first floor accommodation.

### Master Bedroom

13'6" x 9'11" (4.13 x 3.03)

The main bedroom has a UPVC double glazed bay window to the front elevation, a radiator, and carpeted flooring.

### Bedroom Two

13'0" x 11'5" (3.98 x 3.49)

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

### Bedroom Three

8'5" x 7'11" (2.59 x 2.42)

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

### Bathroom

7'0" x 5'4" (2.14 x 1.63)

The bathroom has a stained glass window to the front elevation, a pedestal wash basin, a 'L' Shaped bath with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

### W/C

4'9" x 2'6" (1.46 x 0.77)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a large driveway providing ample off-road parking for three cars, gravelled boarder, and double gates to the rear of the property,

### Rear

To the rear of the property is an enclosed rear garden with a gravelled area, a lawn, driveway, 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 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 (if not then put what it is made of)

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.

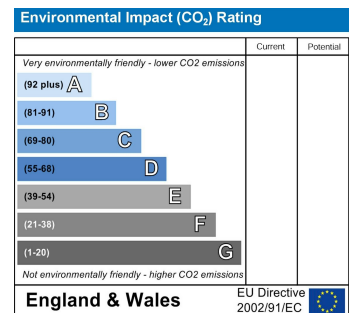
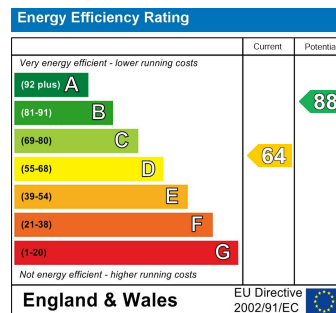
The vendor has advised the following:

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.

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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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