

HoldenCopley

PREPARE TO BE MOVED

Wimbledon Road, Sherwood, Nottinghamshire NG5 1GU

£260,000

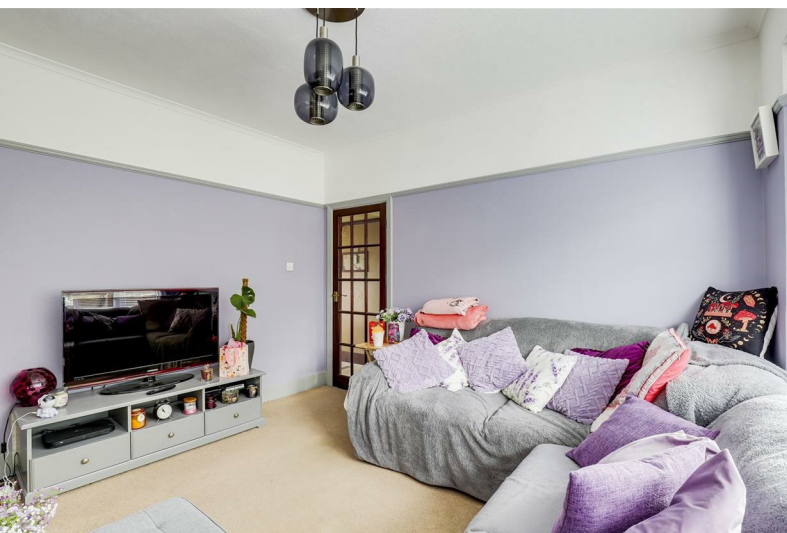
Wimbleton Road, Sherwood, Nottinghamshire NG5 1GU



POPULAR LOCATION...

Welcome to this three-bedroom semi-detached house, ideally positioned in a popular location with convenient access to local amenities including shops, restaurants, schools, and transportation links. Upon entering, you are greeted by two reception rooms complemented by a fitted kitchen. Ascending to the upper level, you will find two double bedrooms, a comfortable single bedroom, and a four-piece bathroom suite. Externally, the property boasts convenient on-street parking at the front, while the enclosed garden is adorned with decorative stone, with plants and shrubs. The rear garden offers further versatility, featuring access to the garage, a generous decked seating area perfect for al fresco dining, and a paved patio with a greenhouse for gardening enthusiasts.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Four-Piece Bathroom Suite
- On-Street Parking & Garage
- Enclosed Garden
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'11" x 7'5" (3.96m x 2.27m)

The entrance hall has carpeted flooring, a radiator, a picture rail, ceiling coving and a single door providing access into the accommodation.

Living Room

10'11" x 13'10" (3.34m x 4.24m)

The living room has carpeted flooring, a radiator, a picture rail, ceiling coving, a fireplace and decorative surround and a UPVC double-glazed bay window to the front elevation.

Dining Room

11'10" x 10'11" (3.63m x 3.33m)

The dining room has carpeted flooring, a radiator, a picture rail, ceiling coving and a UPVC double-glazed window to the rear elevation.

Kitchen

7'5" x 9'1" (2.27m x 2.79m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, a wall-mounted boiler, partially tiled walls, tiled flooring, a UPVC double-glazed window to the side elevation, a single door providing access to the rear garden.

FIRST FLOOR

Landing

4'3" x 6'10" (1.32m x 2.09m)

The landing has carpeted flooring, a picture rail, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

9'11" x 11'10" (3.03m x 3.63m)

The main bedroom has carpeted flooring, a radiator, a picture rail, ceiling coving, fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'11" x 10'11" (3.64m x 3.34m)

The second bedroom has carpeted flooring, a radiator, a picture rail, ceiling coving and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'6" x 7'5" (2.60m x 2.27m)

The third bedroom has carpeted flooring, a radiator, a picture rail and a corner UPVC double-glazed to the front elevation.

Bathroom

7'4" x 9'1" (2.25m x 2.78m)

The bathroom has a low level W/C, a vanity storage unit with a wash basin, a panelled bath, a shower enclosure with an electric shower fixture, a radiator, partially tiled walls, vinyl flooring, ceiling coving, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is an enclosed garden with decorative stones, plants & Shrubs, gated access to the rear garden, a hedge border, a brick wall boundary and access to on-street parking.

Rear

To the rear of the property is an enclosed garden with access to the garage, a decked seating area, decorative stones, a paved patio area with a greenhouse and fence panelling.

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.

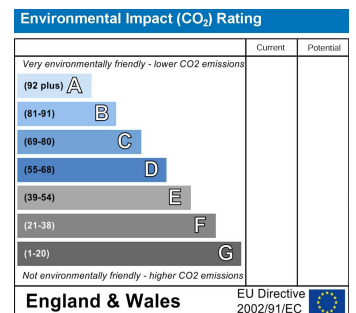
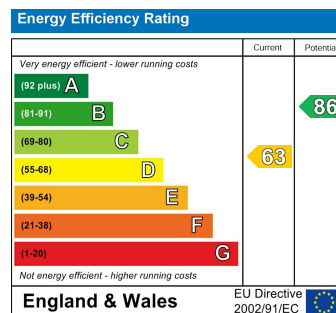
The vendor has advised the following:

Property Tenure is Freehold

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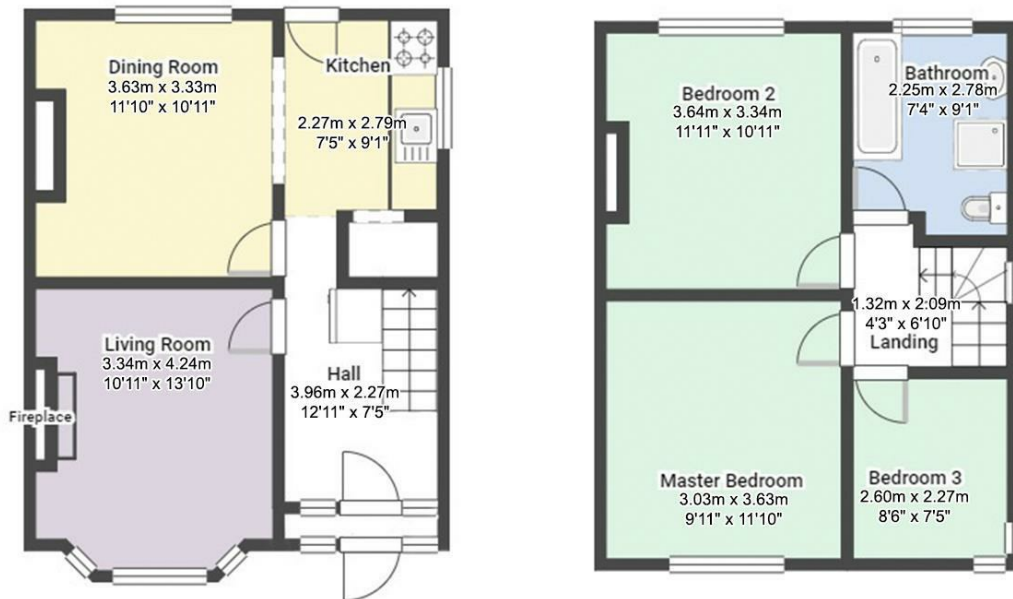
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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