

HoldenCopley

PREPARE TO BE MOVED

Percival Road, Sherwood, Nottinghamshire NG5 2EY

£290,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

Presenting this stunning three-bedroom semi-detached house, exudes charm with its traditional features and contemporary comforts. Positioned in a popular location, just a stone's throw away from Sherwood High Street, this residence offers unparalleled convenience with many local amenities including shops, and eateries. It is within the catchment area for both primary and secondary schools and has excellent commuting links. Upon entering, you are greeted by a welcoming hallway leading to the dining room, boasting double sliding doors that offer the option for an open-plan layout with the living room. The living room exudes character with its traditional fireplace and a large bay window that floods the room with natural light, creating an inviting atmosphere. The modern kitchen is generously proportioned, providing ample space for all your culinary needs. Accessible from the kitchen is the cellar, offering plentiful storage space for added convenience. Ascending to the upper level, you'll find three double bedrooms, each offering comfortable accommodation. A stylish bathroom completes the accommodation. Externally, the front of the property offers access to on-street parking and a small garden area, while the rear garden has an enclosed garden featuring a decked seating area, leading down to a lawn and a patio seating area, ideal for enjoying the outdoors.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Extended Modern Kitchen
- Stylish Bathroom
- On-Street Parking
- Enclosed Rear Garden
- Beautifully Presented Throughout
- Sough-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has original wooden flooring, carpeted stairs, a radiator, ceiling cornices and a traditional single door providing access into the accommodation.

Living Room

14'3" x 11'10" (4.35 x 3.62)

The living room has original wood flooring, a radiator, a picture rail, ceiling cornices, a traditional fireplace with a tiled hearth, a window bench, double sliding doors providing access to the dining room and a UPVC double-glazed bay window to the front elevation.

Dining Room

12'6" x 11'9" (3.83 x 3.60)

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

Kitchen

16'4" x 9'10" (5.00 x 3.00)

The kitchen has a range of fitted base and wall units with walnut worktops, an under-mount Belfast sink with a swan neck mixer tap, an integrated oven, microwave, gas hob, a wine refrigerator & dishwasher. Space and plumbing for a washing machine & tumble dryer. Partially tiled walls, access to the cellar, tiled flooring, a UPVC double-glazed window to the side elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

15'7" x 5'6" (4.77 x 1.69)

The landing has carpeted flooring, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

15'3" x 11'11" (4.65 x 3.65)

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

Bedroom Two

13'5" x 10'0" (4.09 x 3.05)

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

Bedroom Three

12'7" x 9'4" (3.85 x 2.86)

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

Bathroom

7'2" x 6'0" (2.20 x 1.85)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, partially tiled walls, tiled flooring, a column radiator and a UPVC double-glazed obscure window to the side elevation.

BASEMENT

Cellar

12'0" x 6'5" (3.68 x 1.97)

The cellar has courtesy lighting and ample storage space.

Cellar

12'0" x 5'8" (3.66 x 1.74)

The cellar has courtesy lighting and ample storage space.

Cellar

4'6" x 2'11" (1.38 x 0.91)

The cellar has courtesy lighting and ample storage space.

OUTSIDE

Front

To the front of the property has access to on-street parking and a garden area with a hedge border.

Rear

To the rear of the property is an enclosed garden with a decked area stepping down to a lawn, a block-paved patio area, hedge borders and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 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.

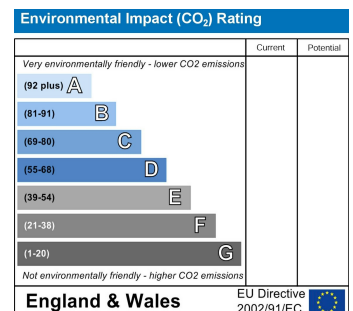
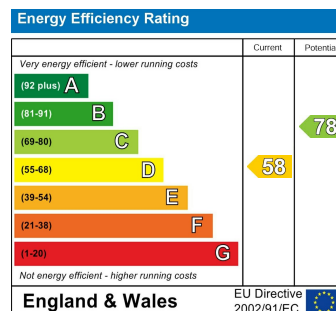
The vendor has advised the following:

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.

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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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