

HoldenCopley

PREPARE TO BE MOVED

Perry Road, Sherwood, Nottinghamshire NG5 1GN

£250,000

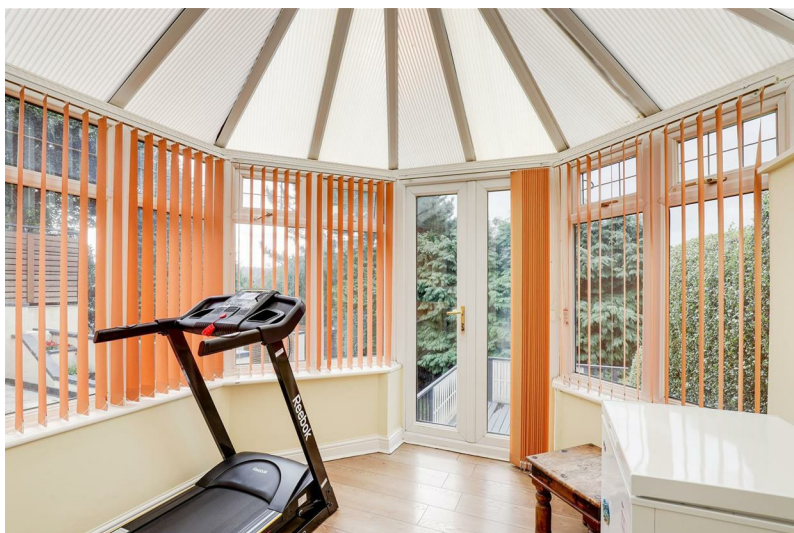
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SPACIOUS FAMILY HOME...

This three bedroom semi-detached house would make the perfect purchase for any first time or family buyers alike as it offers spacious accommodation whilst being presented to a high standard throughout ready to move straight into! Situated in the highly sought after location of vibrant Sherwood, hosting a range of shops, eateries, excellent transport links into the City Centre and is within catchment area to great schools. To the ground floor is an entrance hall, a family-sized living room, a modern fitted kitchen and a conservatory. To the first floor are three bedrooms serviced by a three-piece bathroom suite and to the second floor is a loft room. Outside to the front of the property is a well-maintained lawn and to the rear is a large private enclosed garden with multiple seating areas.

MUST BE VIEWED





- Semi-Detached House
- Three-Bedrooms
- Family-Sized Living Room
- Modern Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Private Enclosed Garden
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has an in-built storage cupboard, a radiator, a dado rail, coving to the ceiling, a UPVC double glazed window to the side elevation and a single UPVC door providing access into the accommodation

Living Room

11'8" x 19'4" (3.56m x 5.91m)

The living room has wooden flooring, a TV point, a recessed chimney breast alcove with a decorative surround, two radiators, coving to the ceiling, a UPVC single door providing access to the conservatory and a UPVC double glazed bow window to the front elevation

Kitchen

10'5" x 13'1" (3.20m x 3.99m)

The kitchen has wood-effect laminate flooring, a range of fitted base and wall units with worktops, a sink with a drainer and a swan neck tap, an integrated oven, an integrated induction hob, an extractor hood, an integrated fridge freezer, an integrated dishwasher, space and plumbing for a washing machine, tiled splashback, space for a dining table, a vertical radiator, a UPVC double glazed window to the side elevation and double French doors providing access to the rear garden

Conservatory

11'1" x 8'10" (3.40m x 2.71m)

The conservatory has wooden flooring, a UPVC double glazed window surround, a polycarbonate roof and UPVC French doors providing access to the rear garden

FIRST FLOOR

Landing

10'9" x 5'6" (3.30m x 1.68m)

The landing has carpeted flooring, an in-built storage cupboard, a dado rail, two UPVC double glazed windows to the side elevation and provides access to the loft and first floor accommodation

Bedroom One

9'8" x 10'8" (2.95m x 3.26m)

The main bedroom has carpeted flooring, in-built wardrobes, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Two

9'11" x 8'5" (3.04m x 2.57m)

The second bedroom has carpeted flooring, an in-built storage cupboard, a dado rail, coving to the ceiling and a UPVC double glazed window to the rear elevation

Bedroom Three

7'6" x 7'9" (2.31m x 2.38m)

The third bedroom has carpeted flooring, an in-built storage cupboard, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

SECOND FLOOR

Loft Room

The loft room has carpeted flooring and a Velux window

OUTSIDE

Front

To the front of the property is a well-maintained lawn, decorative plants and shrubs and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a paved stone seating area with steps down to a decked seating area and further steps down to a well-maintained lawn, courtesy lighting and mature plants and shrubs

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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 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.

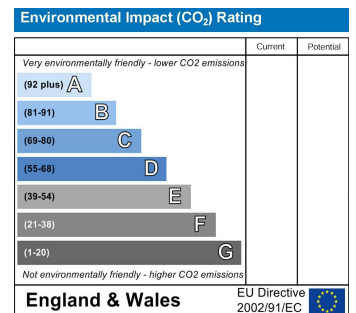
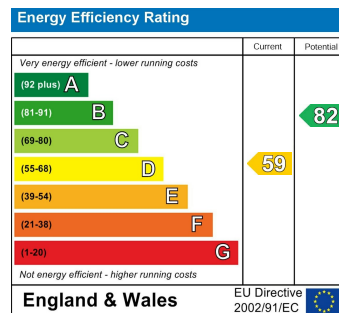
The vendor has advised the following:

Property Tenure is Freehold

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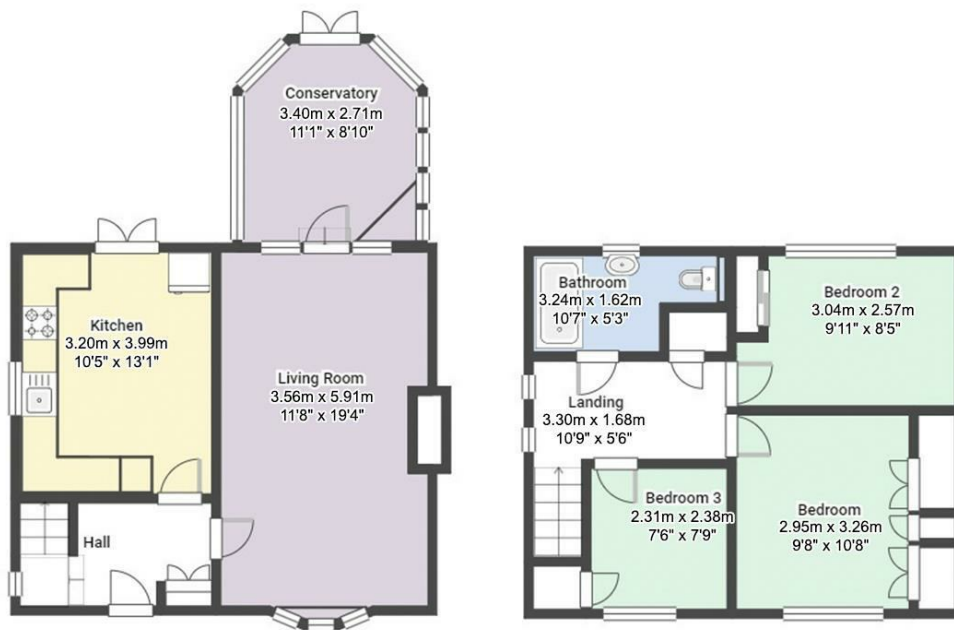
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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