

# HoldenCopley

PREPARE TO BE MOVED

Sherbrook Road, Daybrook, Nottinghamshire NG5 6AP

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£160,000



## LOCATION, LOCATION, LOCATION...

This well maintained two-bedroom ground floor maisonette offers an ideal opportunity for first-time buyers embarking on their homeownership journey or individuals seeking to downsize and escape the hassle of stairs. Boasting a welcoming ambiance throughout, the property exudes a blend of comfort and convenience. Just a stone's throw away from local amenities and boasting excellent transport links into Nottingham City Centre, convenience is at the forefront of this home's appeal. Step inside to discover an inviting living room adorned with a recessed log effect modern fire, perfect for cosy evenings spent indoors. The fitted kitchen provides a functional space for culinary endeavors, while the well-appointed three-piece shower room suite ensures everyday comfort. Two tranquil bedrooms await, with the master bedroom boasting generous storage solutions. Outside, a south-facing garden beckons with its lush lawn and diverse plantings, offering a serene outdoor retreat. Additional perks include access to a single garage within a separate block and off-road parking, completing the package of this delightful maisonette.

MUST BE VIEWED





- Ground Floor Maisonette
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Shower Room Suite
- Ample Storage Space
- Single Garage & Off-Road Parking
- South-Facing Garden
- Popular Location
- Must Be Viewed

## ACCOMMODATION

### Entrance Hall

6'11" x 6'3" (2.12m x 1.92m)

The entrance hall has wood-effect flooring, a radiator, and a single UPVC door providing access into the accommodation.

### Living Room

10'5" x 19'8" (3.20m x 6.01m)

The living room has a UPVC double-glazed bow window, carpeted flooring, a wall-mounted TV point, a recessed log-effect feature fireplace, a radiator, and space for a dining table.

### Kitchen

6'11" x 8'10" (2.12m x 2.70m)

The kitchen has a range of fitted base and wall units with wood-effect flooring, a ceramic sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, wood-effect flooring, and a UPVC double-glazed window.

### Bedroom One

10'7" x 17'3" max (3.24m x 5.27m max)

The first bedroom has a UPVC double-glazed window, carpeted flooring, a TV point, a radiator, an in-built cupboard, and a range of fitted wardrobes.

### Bedroom Two

14'0" x 6'11" (4.28m x 2.13m)

The second bedroom has a UPVC double-glazed window, wood-effect flooring, a radiator, and an in-built cupboard.

### Bathroom

5'5" x 6'11" (1.67m x 2.11m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure with a mains-fed shower, a chrome heated towel rail, tiled flooring, fully tiled walls, and a UPVC double-glazed obscure window.

## OUTSIDE

To the front of the property is a south-facing garden with a lawn, a range of plants and shrubs, fence panelled boundaries, and gated access. There is also access to a single garage in a separate block with off-road parking.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough 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:

Ground Rent in the year marketing commenced (£PA) - our vendor hasn't paid any maintenance nor rent on the property but has had an insurance policy set up previously to cover any future rent if required.

Property Tenure is Leasehold. Term: 999 years from 29 September 1977 - Term remaining 952 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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