

HoldenCopley

PREPARE TO BE MOVED

Woodville Road, Sherwood, Nottinghamshire NG5 2JS

Guide Price £160,000

GUIDE PRICE £160,000 - £170,000

PRIME LOCATION WITH NO UPWARD CHAIN...

Presented to the market with no upward chain, this two-bedroom mid-terraced house boasts neutral decor throughout, providing a blank canvas for personalisation. Positioned in a sought-after location mere moments from the bustling Sherwood High Street, residents enjoy easy access to an array of amenities including shops, bars, eateries, and seamless transport links to the City Centre. The ground floor of this delightful abode features a comfortable living room, a separate dining room ideal for entertaining, and a well-appointed galley-style kitchen. Ascending to the first floor reveals two generously sized bedrooms, all serviced by a bathroom suite. Outside, a low maintenance courtyard awaits at the rear.

MUST BE VIEWED



- Mid-Terraced House
- Two Bedrooms
- Two Reception Rooms
- Galley-Style Fitted Kitchen
- Three-Piece Bathroom Suite
- Storage Space
- No Upward Chain
- Popular Location
- Neutral Decor Throughout
- Must Be Viewed

GROUND FLOOR

Living Room

10'2" x 9'6" (3.12m x 2.90m)

The living room has wood-effect flooring, a fitted base cupboard, a feature fireplace with a decorative surround, a radiator, coving to the ceiling, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Dining Room

10'9" x 10'1" (3.28m x 3.09m)

The dining room has an in-built under-stair cupboard, wood-effect flooring, coving to the ceiling, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen

16'7" x 5'2" (5.06m x 1.58m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for a cooker, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, tiled flooring, a radiator, UPVC double-glazed windows to the side and rear elevation, and a single composite door providing access to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom One

10'2" x 9'8" (3.12m x 2.96m)

The first bedroom has a UPVC double-glazed window to the front elevation, a radiator, an in-built wardrobe, and wood-effect flooring.

Bedroom Two

10'10" x 7'1" (3.31m x 2.17m)

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

Bathroom

7'4" x 5'1" (2.25m x 1.55m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, vinyl flooring, partially tiled walls, in-built cupboards, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

To the front of the property is on-street parking and to the rear is a low maintenance yard area.

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

Flood Risk – Medium risk of flooding

Non-Standard Construction – No

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.





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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk