

HoldenCopley

PREPARE TO BE MOVED

Burnham Street, Sherwood, Nottinghamshire NG5 2FD

£160,000

PLENTY OF POTENTIAL...

Nestled in the popular location of Sherwood, this end-terraced house beckons with its spacious layout and untapped potential, catering both to astute investors and those yearning to craft their dream abode. Positioned mere steps from the bustling Sherwood High Street, the residence boasts proximity to an array of amenities including shops, eateries, and convenient transport links facilitating seamless access to the City Centre and the City Hospital. Upon entry, a hallway, leading into a living space and a dining area, seamlessly merging with the kitchen. Descending to the cellar unveils additional possibilities for storage. Ascending to the first floor, two good-sized bedrooms await, complemented by a pristine bathroom suite, catering to every comfort. Ascending further to the second floor reveals a charming third bedroom. Outside, a low-maintenance courtyard beckons, accompanied by a convenient outhouse for added functionality.

MUST BE VIEWED



- End-Terraced House
- Three Bedrooms
- Good-Sized Living Room
- Open Plan Kitchen Diner
- Cellar Split Into Two
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, access to the cellar, and a single UPVC door providing access into the accommodation.

Living Room

12'5" into bay x 11'7" (3.79m into bay x 3.54m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a TV point, and a feature fireplace with a tiled surround.

Dining Room

12'5" x 11'6" (3.81m x 3.52m)

The dining room has carpeted flooring, coving to the ceiling, a radiator, and open plan to the kitchen.

Kitchen

9'7" x 5'8" (2.94m x 1.73m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, space for a cooker, space and plumbing for a washing machine and a separate tumble-dryer, space for a fridge freezer, a wall-mounted Worcester boiler, vinyl flooring, tiled splashback, a UPVC double-glazed window to the side elevation, and a single UPVC door to access the garden.

BASEMENT LEVEL

Cellar

11'7" x 10'1" (3.54m x 3.09m)

Split into two rooms and has lighting.

FIRST FLOOR

Landing

The landing has a singular recessed spotlight, carpeted flooring, and provides access to the first floor accommodation.

Bedroom One

11'7" x 10'1" (3.55m x 3.08m)

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

Bedroom Two

12'6" x 5'11" (3.82m x 1.82m)

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

Bathroom

10'0" x 4'9" (3.05m x 1.47m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, partially tiled walls, coving to the ceiling, carpeted flooring, recessed spotlights, a wall-mounted heated towel rail, and a UPVC double-glazed window to the side elevation.

SECOND FLOOR

Bedroom Three

11'9" x 8'7" (3.59m x 2.62m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, an in-built cupboard, and a radiator.

OUTSIDE

Front

To the front of the property is a walled garden with side access to the property and rear garden.

Rear

To the rear of the property is a low maintenance courtyard with fence panelling, an outhouse, and gated access.

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
 Medium risk of flooding
 Non-Standard Construction – No
 Any Legal Restrictions – No
 Other Material Issues – No

DISCLAIMER

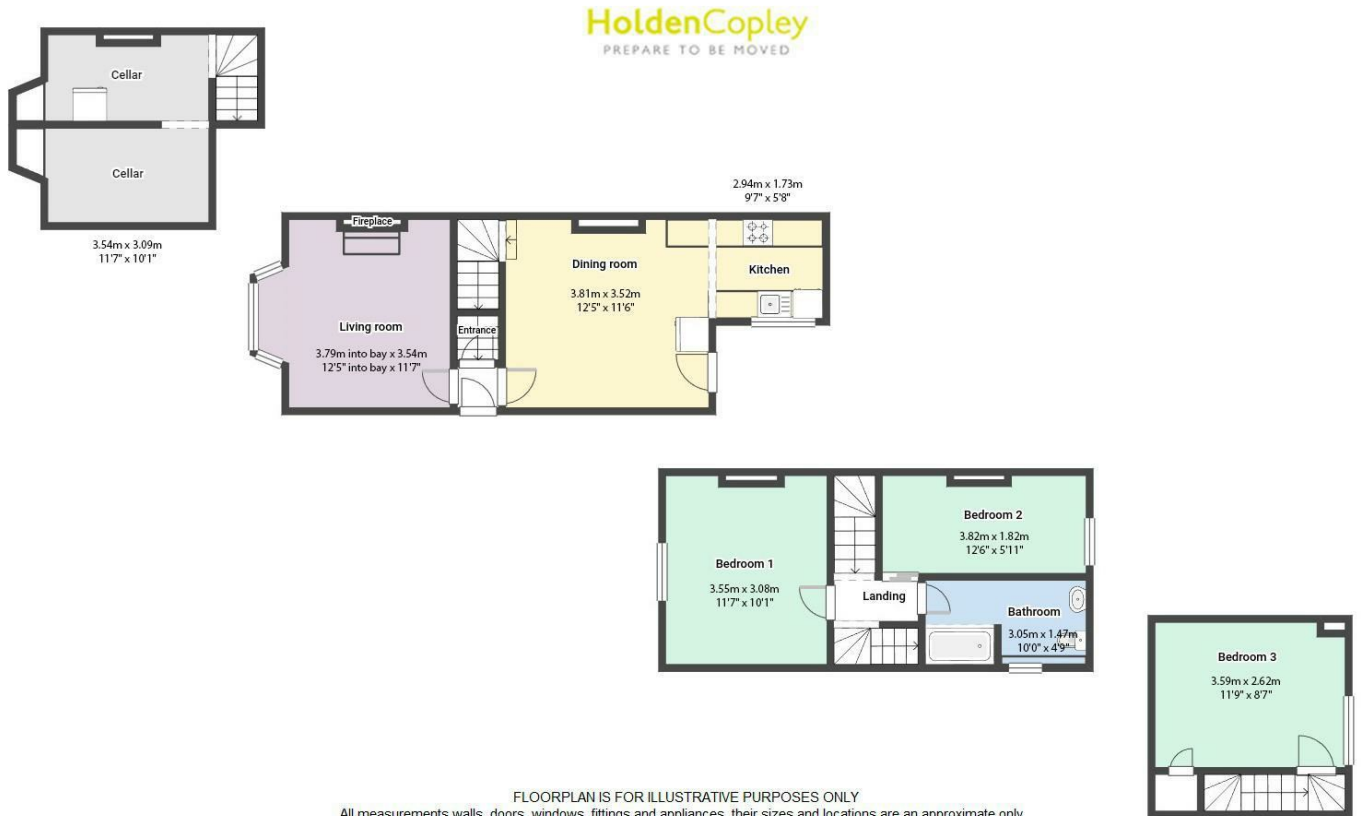
Council Tax Band Rating - Nottingham City Council - Band A
 This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
 Property Tenure is Freehold

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.



Burnham Street, Sherwood, Nottinghamshire NG5 2FD



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

Agents Disclaimer: HoldenCopley, their clients and employees: 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.