

# HoldenCopley

PREPARE TO BE MOVED

Daybrook Street, Sherwood, Nottinghamshire NG5 2HD

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Guide Price £230,000 - £230,000



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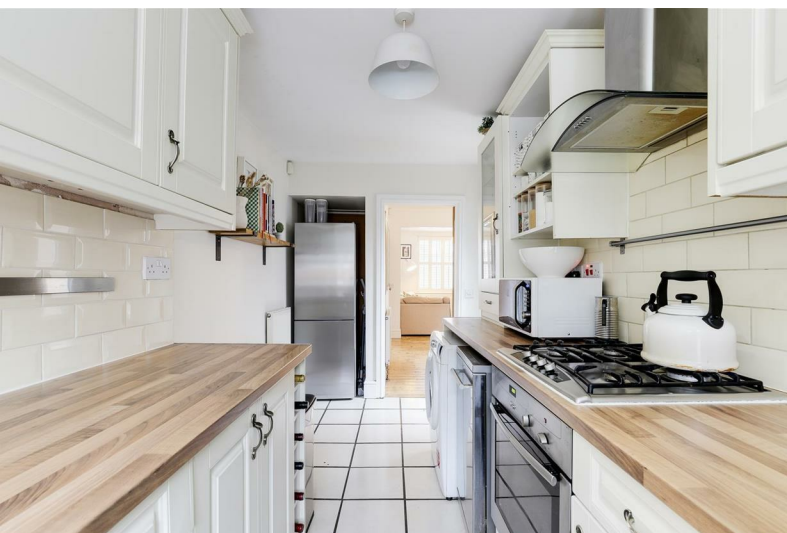


GUIDE PRICE £230,000 - £240,000

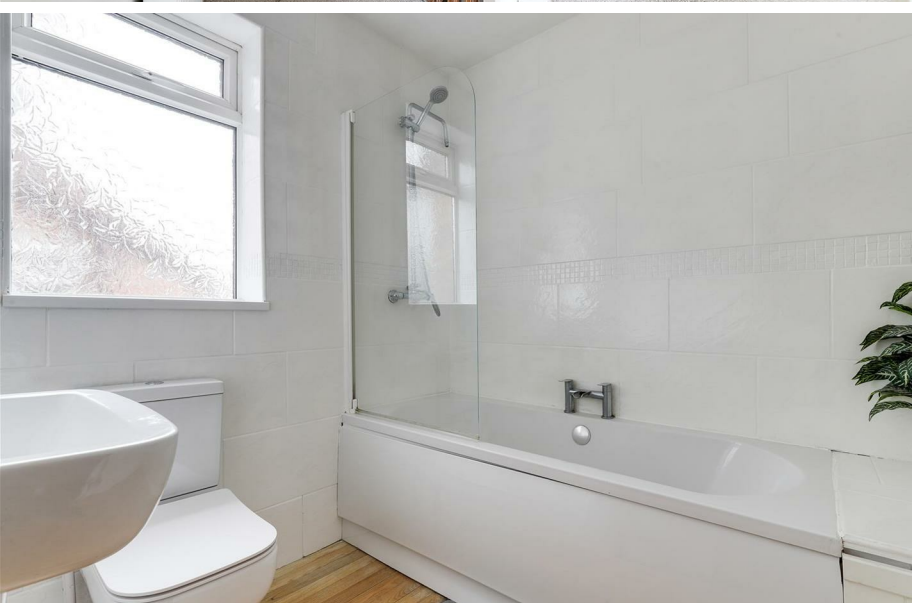
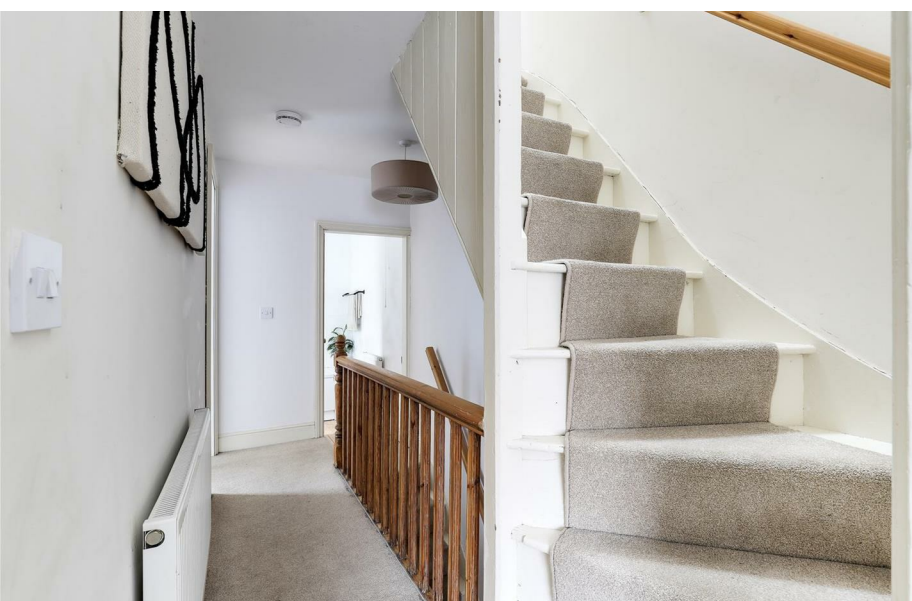
LOCATION, LOCATION, LOCATION...

Nestled in a popular location, this mid-terrace house stands as an enticing prospect for both first-time buyers and savvy investors alike. Conveniently positioned, the property enjoys proximity to a host of local amenities, including shops, eateries, and easy access to Nottingham City Centre via a short bus ride. The well-presented interior begins with a welcoming hallway, leading seamlessly into a cosy living room that effortlessly connects to the dining room. Continuing the flow, the modern fitted kitchen adds a touch of contemporary elegance. Ascending the staircase to the first floor reveals two comfortably sized bedrooms and a tastefully appointed three-piece bathroom suite. The journey continues to the second floor, where an additional double bedroom awaits. Outside, the front of the property offers convenient on-street parking, while the rear boasts a low-maintenance garden. This outdoor space features an artificial grass seating area, a gravelled border and a bricked wall boundary.

MUST BE VIEWED







- Mid-Terraced House
- Three Bedrooms
- Living Room
- Spacious Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Low-Maintenance Rear Garden
- Well-Presented Throughout
- Close to Local Amenities
- Must Be Viewed











## GROUND FLOOR

### Hallway

13'7" x 2'11" (4.16 x 0.89)

The hallway has wood-effect flooring, carpeted stairs, and a UPVC door providing access into the accommodation.

### Living Room

10'10" x 10'6" (3.32 x 3.21)

The living room has a UPVC double glazed window to the front elevation with integrated shutters, a radiator, a TV point, a bricked recessed chimney breast with a tiled hearth, wood-effect flooring, and open access to the dining room.

### Dining room

11'3" x 11'3" (3.45 x 3.44)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

### Kitchen

14'7" x 6'11" (4.47 x 2.13)

The kitchen has a range of fitted base and wall units with solid wood worktops, a composite sink with a mixer tap, an integrated oven, gas hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, tiled splash back, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

11'10" x 2'5" (3.63 x 0.76)

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

### Master Bedroom

14'4" x 10'9" (4.39 x 3.30)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, a wrought iron feature fireplace, and varnished original flooring.

### Bedroom Three

11'6" x 8'9" (3.51 x 2.69)

The Third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and varnished original flooring.

### Bathroom

6'10" x 6'9" (2.09 x 2.07)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, central mixer taps with a wall-mounted shower fixture and shower screen, a radiator, recessed spotlight, an extractor fan, partially tiled walls, and varnished original flooring

## SECOND FLOOR

### OUTSIDE

### Staircase

The staircase has carpeted flooring, a Velux window, and provides access to the second floor accommodation.

### Bedroom Two

15'9" x 12'1" (4.81 x 3.69)

The second bedroom has a UPVC double glazed window with integrated shutters, a radiator, fitted wardrobes, eaves storage, access into the loft, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is on-street parking.

### Rear

To the rear of the property is a low-maintenance garden with an artificial grass seating area, gravelled area, and a bricked wall boundary.

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the direct gov 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.

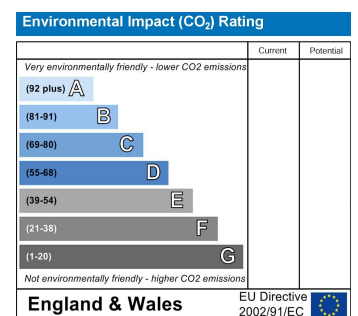
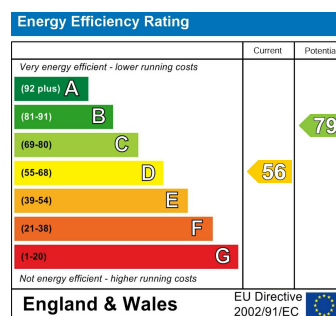
The vendor has advised the following:

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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# Daybrook Street, Sherwood, Nottinghamshire NG5 2HD

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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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**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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