

HoldenCopley

PREPARE TO BE MOVED

Kneeton Vale, Sherwood, Nottinghamshire NG5 3DR

Guide Price £170,000 - £180,000

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PERFECT FIRST-TIME BUY...

Offered to the market with no upward chain, this delightful two-bedroom mid-terraced house is an ideal purchase for first-time buyers or investors. Situated in the popular location of Sherwood, it is conveniently close to the vibrant Sherwood High Street, which boasts an array of shops, eateries, bars, and excellent commuting links. Additionally, it is within close proximity to the City Hospital and the City Centre. The ground floor features an inviting entrance hall leading to a cozy living room that seamlessly opens into a modern kitchen, creating a bright and open living space. Upstairs, the first floor comprises two spacious double bedrooms serviced by a contemporary bathroom suite. Outside, the property includes small garden areas at both the front and rear, offering quaint outdoor spaces for relaxation.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Open Plan Living
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Low Maintenance Gardens
- Popular Location
- No Upward Chain
- Great First-Time Buy
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'2" x 7'8" (1.28m x 2.36m)

The entrance hall has wood-effect flooring, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Kitchen / Living Room

24'7" x 15'1" max (7.51m x 4.62m max)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, two radiators, a TV point, an in-built under stair cupboard, open plan to the kitchen, and double French doors opening out to the garden. The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated dishwasher, an integrated oven, an electric hob with an angled extractor fan and splashback, an integrated fridge freezer, space and plumbing for a washing machine, recessed spotlights, continued wood-effect flooring, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'10" x 12'0" (3.61m x 3.67m)

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

Bedroom Two

10'2" x 10'7" (3.10m x 3.25m)

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

Bathroom

9'2" x 7'5" (2.80m x 2.27m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, an electrical shaving point, a bath with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, floor to ceiling tiles, recessed spotlights, and a Velux window.

OUTSIDE

To the front of the property is a patio pathway, a range of mature hedges, and courtesy lighting. To the rear of the property is a private garden with decking, a range of plants, and fence panelling.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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 –very low risk of surface water flooding

very low risk of flooding from rivers and the sea

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.

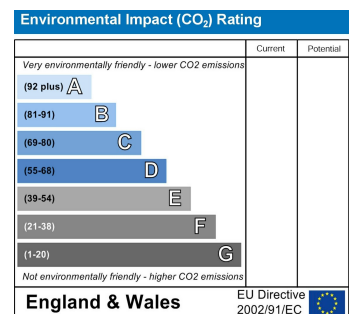
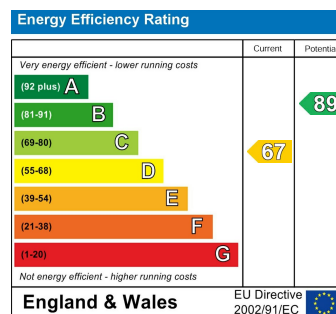
The vendor has advised the following:

Property Tenure is Freehold

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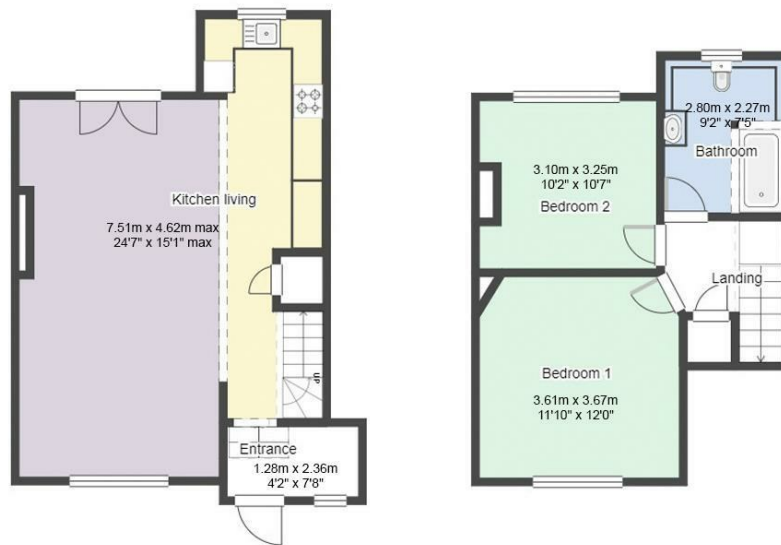
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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