

# HoldenCopley

PREPARE TO BE MOVED

Melrose Street, Sherwood, Nottinghamshire NG5 2JP

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£230,000

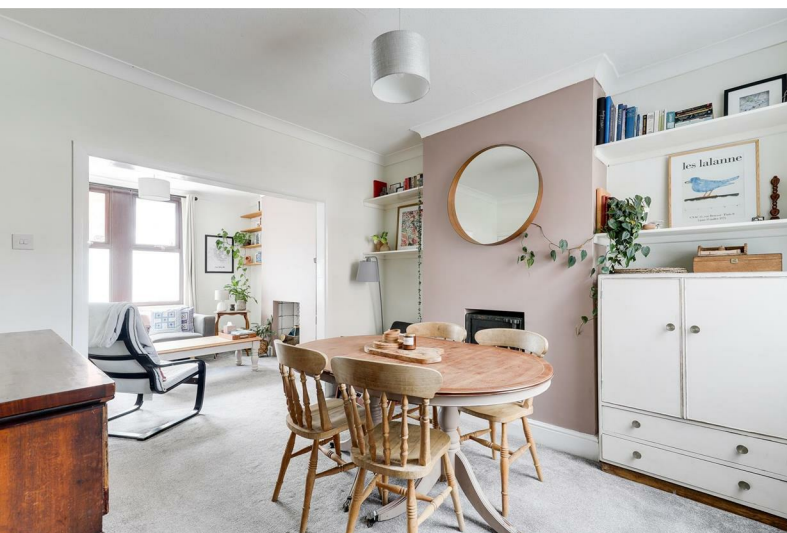
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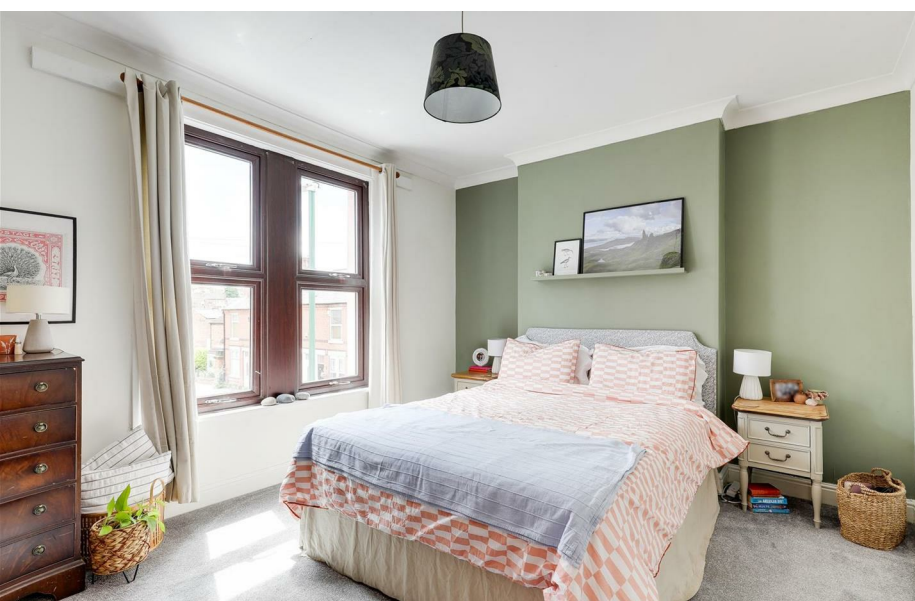


## FULLY RENOVATED THROUGHOUT...

This immaculately presented three-bedroom end terrace house offers deceptively spacious accommodation, making it ideal for first-time buyers or families looking to move straight in. Fully renovated to a high standard, the property boasts a new kitchen and bathroom, a new roof, boiler, front and rear doors, exterior render and garden panels and gate. Situated in a sought-after location, it is within close proximity to a variety of local amenities, including shops, eateries, excellent transport links and highly regarded schools. The ground floor features an entrance, a hallway, two reception rooms, and a new fitted kitchen. The first floor comprises two bedrooms, a new four-piece bathroom suite, and access to a boarded loft, perfect for additional storage. The second floor offers a further bedroom, adding to the home's spacious feel. Outside, the property benefits from on-street parking at the front and a private, low-maintenance garden at the rear, providing a perfect space for relaxation.

MUST BE VIEWED





- End Terrace House
- Three Bedrooms
- Two Receptions Rooms
- Newly Fitted Kitchen
- New Four Piece Bathroom Suite
- Private Low Maintenance Rear Garden
- Two Cellars
- Popular Location
- Close To Local Amenities
- Must Be Viewed





## BASEMENT

### Cellar One

14'4" × 3'1" (4.38 × 0.94)

The cellar has lighting and ample space for storage.

### Cellar Two

11'1" × 4'5" (3.39 × 1.35)

The cellar has lighting, a power point and ample space for storage.

## GROUND FLOOR

### Entrance

3'1" × 2'11" (0.96 × 0.90)

The entrance has carpeted flooring, coving and a new single composite door providing access into the accommodation.

### Hallway

10'6" × 2'11" (3.22 × 0.90)

The hallway has carpeted flooring and stairs and a radiator.

### Living Room

11'0" × 10'11" (3.36 × 3.35)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove, coving and open access to the dining room.

### Dining Room

11'5" × 11'3" (3.49 × 3.45)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a recessed chimney breast alcove, coving and a built-in storage cupboard.

### Kitchen

12'4" × 6'6" (3.77 × 1.99)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor fan, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, partially tiled walls, wood-effect flooring, two UPVC double-glazed windows to the rear and side elevation and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

11'5" × 2'6" (3.50 × 0.78)

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

### Master Bedroom

14'5" × 11'0" (4.40 × 3.36)

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

### Bedroom Three

11'5" × 11'11" (3.50 × 3.65)

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

### Bathroom

7'0" × 6'10" (2.15 × 2.10)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a hand-held shower, a corner shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, waterproof splashbacks, wood-effect flooring, partially tiled walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

## SECOND FLOOR

### Bedroom Two

14'4" × 12'4" (4.38 × 3.77)

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

## OUTSIDE

### Front

To the front of the property is the availability for on street parking.

### Rear

To the rear of the property is a private gravelled garden with a new fence panelled boundary and a single lockable gate.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G available, most 3G

Sewage – Mains Supply

No flooding in the past 5 years - Medium risk of flooding

Flood Defenses – No

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.

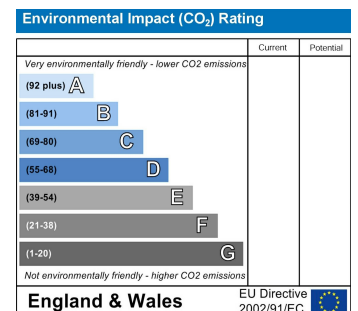
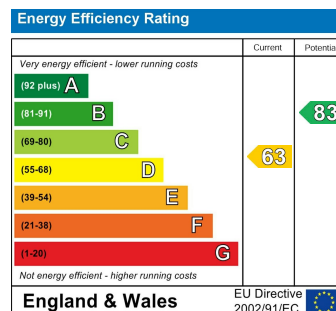
The vendor has advised the following:

Property Tenure is Freehold

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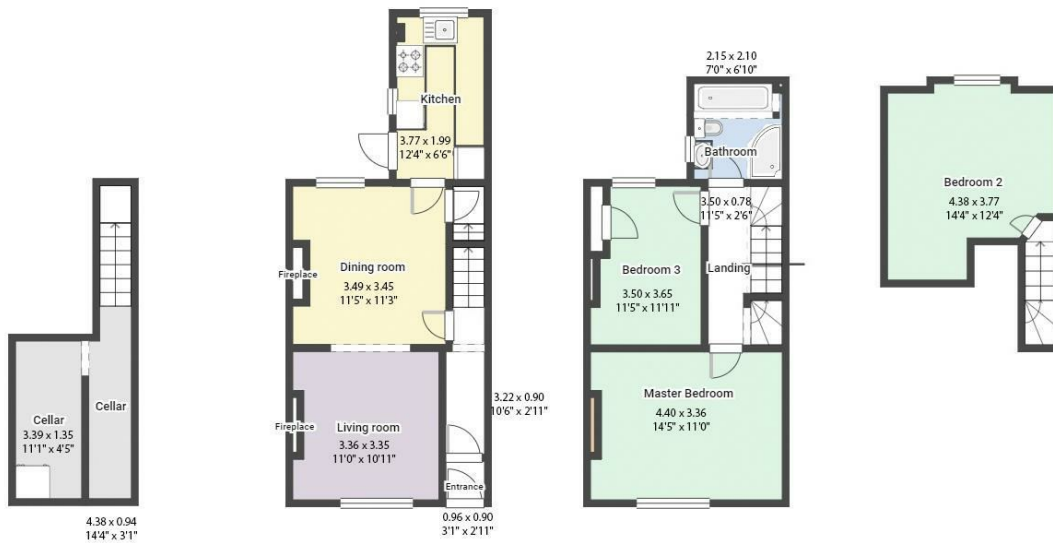
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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