

HoldenCopley

PREPARE TO BE MOVED

Magnus Road, Sherwood, Nottinghamshire NG5 3AB

Guide Price £215,000 - £250,000

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GUIDE PRICE £215,000 - £235,000

NO UPWARD CHAIN...

Introducing this three-bedroom semi-detached house, available with no upward chain. Nestled in a popular location within walking distance of Sherwood High Street, this property provides easy access to a plethora of amenities, including shops, eateries, bars, schools, and excellent commuting links, ensuring convenience at your doorstep. Upon entering, the ground floor welcomes you with two reception rooms, providing versatile spaces for relaxation, entertaining, or creating a home office. Adjacent is a fitted kitchen, equipped to cater to your culinary needs. Ascending to the upper level, you'll discover three double bedrooms. Completing this level is a three-piece bathroom suite. Externally, the property boasts access to on-street parking and an enclosed garden with a lawn. To the rear, a spacious lawn, a patio seating area and a variety of plants and shrubs add to the surroundings, creating a space to enjoy the outdoors.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect, carpeted stairs, a radiator and a UPVC single door providing access into the accommodation.

W/C

This space has a low level dual flush W/C, a wall-mounted wash basin and a window to the side elevation.

Living Room

15'0" max x 11'11" max (4.59m max x 3.64m max)

The living room has wood-effect flooring, a radiator and two UPVC double-glazed windows to the front and rear elevation.

Kitchen

11'6" x 9'0" (3.53m x 2.75m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated hob, an integrated oven, an extractor fan, space and plumbing for a washing machine, a wall-mounted boiler, partially tiled walls, tiled flooring, a UPVC double-glazed window to the rear elevation and a single door providing access to the rear garden.

Dining Room

11'6" x 9'4" (3.52m x 2.85m)

The dining room has wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

11'6" x 9'3" (3.51m x 2.83m)

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

Bedroom Two

12'0" x 11'9" (3.68m x 3.60m)

The second bedroom has wood-effect flooring, a radiator, an in-built storage cupboard and two UPVC double-glazed windows to the front and rear elevations.

Bedroom Three

9'2" x 9'1" (2.81m x 2.77m)

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

Bathroom

8'0" x 5'7" (2.45m x 1.71m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, an extractor fan, a radiator, partially tiled walls, tiled effect flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is an enclosed garden with a lawn, a concrete area, gated access to the rear garden, fence panelling and access to on-street parking.

Rear

To the rear of the property is an enclosed garden with a lawn, a paved patio area, a shed, a summer house, a range of plants and shrubs and fence panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast broadband available with the highest download speed at 1000Mbps - highest upload speed 220Mbps

Phone Signal – – Good coverage of Voice, 3G 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Potential for damp.

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.

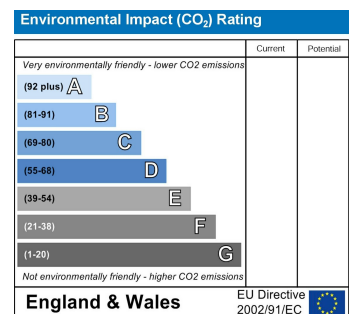
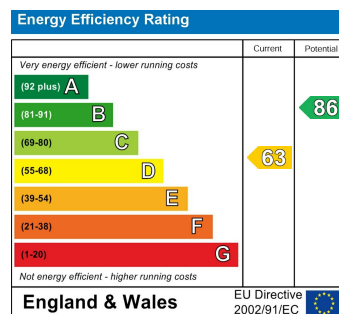
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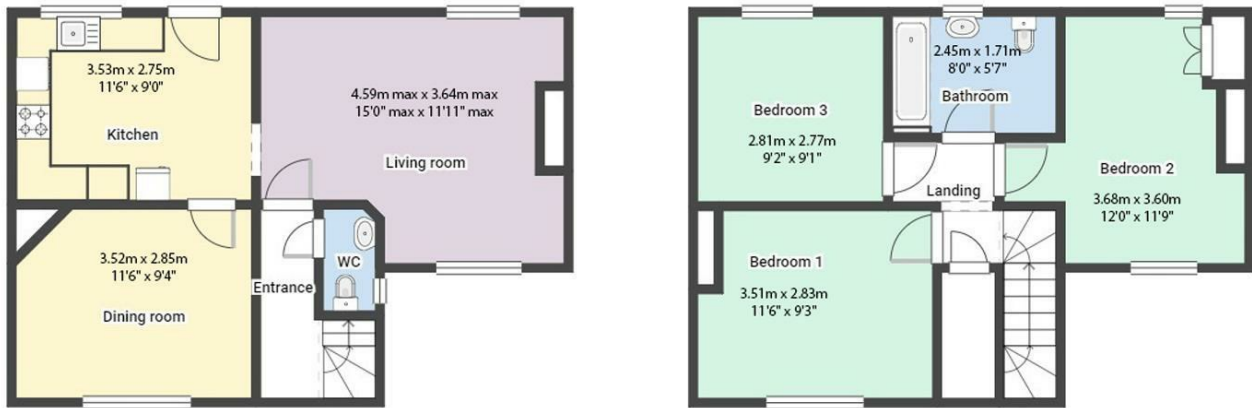
Property Tenure is Freehold

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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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