

# HoldenCopley

PREPARE TO BE MOVED

Cannon Street, Sherwood, Nottinghamshire NG5 2HB

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£170,000

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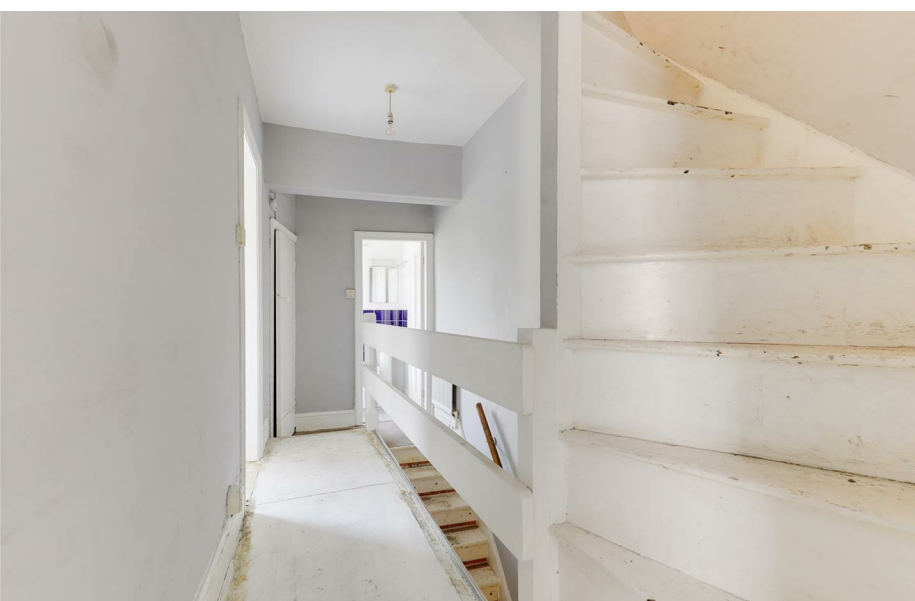


NO UPWARD CHAIN...

We are pleased to present this semi-detached house, ideally situated close to local amenities and offering excellent transport links. Spread over three floors, this property offers ample potential and is perfect for buyers seeking a project to personalise their dream home. The ground floor features a hallway leading to a spacious living room with open access to the dining room. The fitted kitchen includes a pantry and provides access to the cellar, offering additional storage space. On the first floor, you will find two well-proportioned bedrooms and a three-piece bathroom suite. The second floor boasts a further double bedroom, perfect for accommodating guests or creating a private retreat. Outside, the property benefits from direct kerbside access at the front and gated access leading to an enclosed rear yard with gravelled borders and a brick wall boundary

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Cellar
- Three Piece Bathroom Suite
- Enclosed Rear Yard
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Hallway

13'5" x 3'5" (4.09 x 1.06)

The hallway has wood-effect flooring, a radiator, coving to the ceiling, and a single door providing access into the accommodation.

### Living Room

11'11" x 10'11" (3.65 x 3.35)

The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, wood-effect flooring, and open access into the dining room.

### Dining Room

11'8" x 11'6" (3.58 x 3.53)

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

### Kitchen

14'4" x 6'11" (4.39 x 2.13)

The kitchen has fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, access into the pantry, space and plumbing for a washing machine, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear elevation, a single door opening out to the rear garden, and access into the cellar.

## BASEMENT

### Cellar

24'11" x 9'0" (7.61 x 2.76)

The cellar has two sections, with lighting, electrics, and ample storage.

## FIRST FLOOR

### Landing

14'6" x 5'4" (4.43 x 1.65)

The landing has exposed floor, and access to the first floor accommodation.

### Master Bedroom

14'11" x 11'11" (4.57 x 3.65)

The main bedroom has two UPVC double glazed window to the front elevation, a radiator, and exposed flooring.

### Bedroom Two

11'8" x 9'1" (3.58 x 2.79)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and exposed flooring.

### Bathroom

7'0" x 4'7" (2.14 x 1.42)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, tiled splashback, and vinyl flooring.

## SECOND FLOOR

### Bedroom Three

14'10" x 12'2" (4.54 x 3.71)

The third bedroom has two UPVC double glazed window to the side elevation, a radiator, eaves storage, and exposed flooring.

## OUTSIDE

### Front

To the front of the property is direct onto the kerb, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed rear yard with gravelled borders, and a brick wall boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 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 – Small patch of Japanese knotweed in rear garden but this is under 10 year warranty treatment plan

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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.

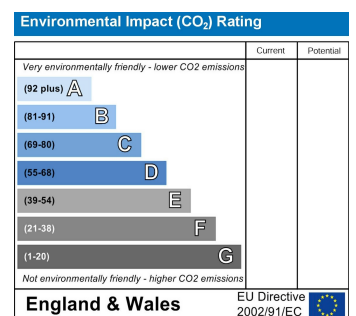
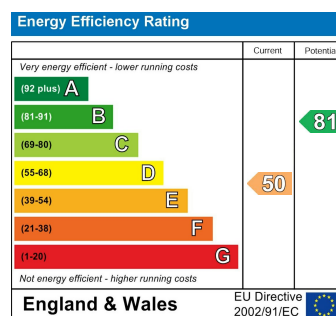
The vendor has advised the following:

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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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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