

HoldenCopley

PREPARE TO BE MOVED

Costock Avenue, Sherwood, Nottinghamshire NG5 3AT

£200,000

NO UPWARD CHAIN...

This recently renovated three-bedroom semi-detached house, available with no upward chain, is situated in the popular location of Sherwood. Just a stone's throw away from the City Hospital and Sherwood High Street, it offers a range of shops, local amenities, and easy access to the City Centre, as well as being within the catchment area for local schools. Inside, the property features a welcoming reception room and a newly fitted modern kitchen. The upper level comprises a double bedroom, a single bedroom, and a stylish newly fitted bathroom. The top-level completes the accommodation with an additional double bedroom. Outside, the property benefits from on-street permit parking, with steps leading up to the house and a front lawn. The rear garden includes a paved area and a lawn, a perfect space to enjoy the outdoors.

MUST BE VIEWED!



- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen
- Stylish Bathroom
- Permit Parking
- Recently Renovated
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance

3'5" x 2'7" (1.06 x 0.81)

The entrance hall has tiled flooring, carpeted stairs and a single UPVC door providing access into the accommodation.

Living Room

13'11" x 11'10" (4.25 x 3.62)

The living room has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Kitchen

11'10" x 8'10" (3.62 x 2.71)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob, extractor fan & dishwasher, space and plumbing for a washing machine, partially tiled walls, a radiator, an in-built storage cupboard, tiled flooring, recessed spotlights and two UPVC double-glazed windows to the rear elevation.

FIRST FLOOR

Landing

10'1" x 8'7" (3.08 x 2.64)

The landing has carpeted flooring, a radiator, an in-built storage cupboard and access to the first floor accommodation.

Master Bedroom

11'11" x 11'1" (3.64 x 3.38)

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

Bedroom Three

9'1" x 5'6" (2.79 x 1.70)

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

Bathroom

6'0" x 5'11" (1.84 x 1.82)

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

SECOND FLOOR

Bedroom Two

10'11" x 8'9" (3.33 x 2.67)

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

OUTSIDE

Front

To the front of the property is access to the on-street permit parking, steps leading up to the property with a lawn brick-wall and fence panelling boundary's.

Rear

To the rear is an enclosed garden with a lawn, a paved area and fence panelling boundary's.

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 at 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 – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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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