

# HoldenCopley

PREPARE TO BE MOVED

Glendon Drive, Sherwood, Nottinghamshire NG5 1FN

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£260,000



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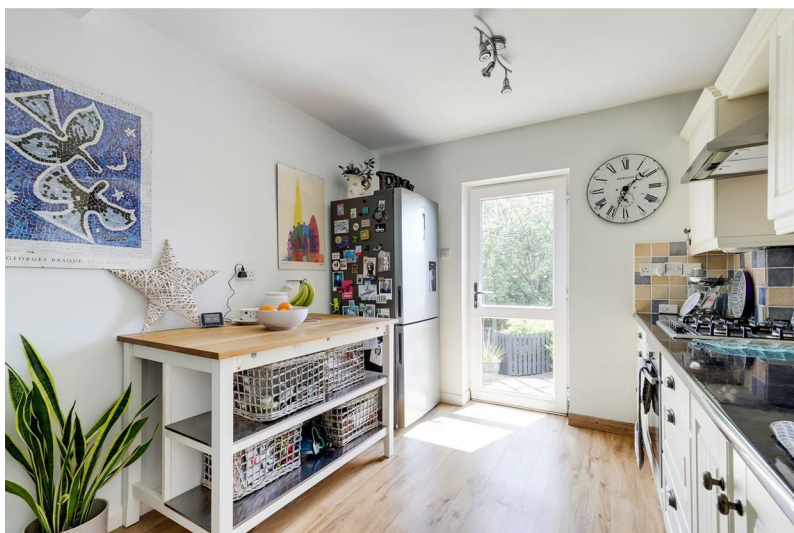




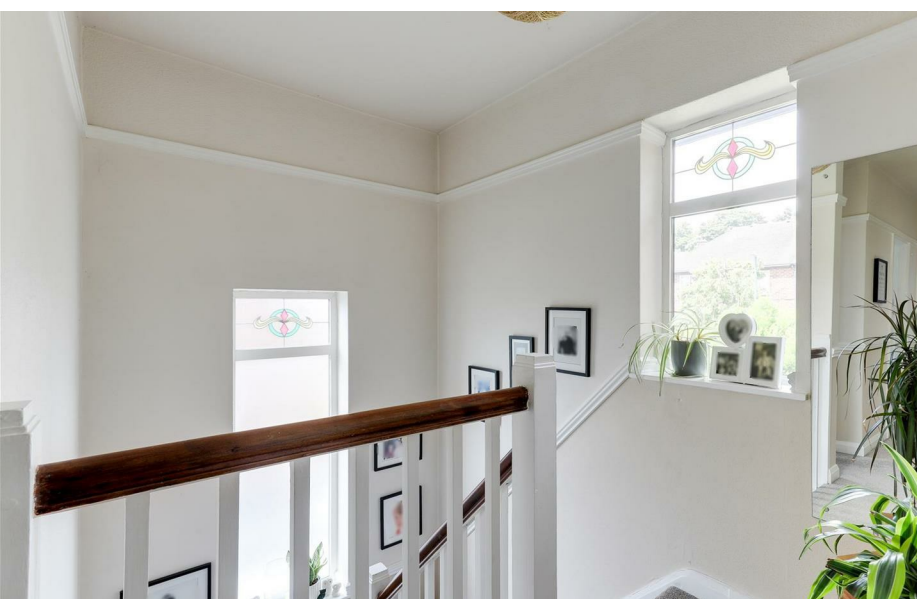
## SEMI DETACHED HOUSE...

Welcome to this semi-detached house which is ideally situated in a popular area with easy access to Nottingham City Hospital, local shops, and a wealth of amenities. The property boasts excellent transport links via the A60, providing convenient travel into Nottingham's Town Centre and the surrounding areas. Additionally, Bestwood Country Park and Gedling Country Park are just a short drive away, perfect for family outings and outdoor activities. The ground floor features a welcoming hallway, a modern fitted kitchen with access to the rear garden, and a spacious living room with sliding patio doors that open onto the garden. The living room flows seamlessly into the dining room, which benefits from a bay window at the front, offering ample natural light and a pleasant view. Upstairs, the property offers three well-proportioned bedrooms, a two-piece bathroom suite, and a separate W/C, catering to the needs of a growing family. Externally, the front of the house boasts gravelled areas, established plants, and shrubs, along with a driveway and gated access to the rear garden. The rear garden is enclosed, featuring a patio area, steps down to a lawn, a gravelled section, and a fence-panelled boundary, providing a safe and private outdoor space for relaxation and play.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Two Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Hallway

13'5" x 6'1" (4.11 x 1.86)

The hallway has wood-effect flooring, carpeted stairs, a radiator, a dado rail, a picture rail, and a composite door providing access into the accommodation.

Kitchen

16'5" x 9'4" (5.02 x 2.87)

The kitchen has a range of fitted base and wall units with worktops, a Belfast sink, an integrated oven, a gas ring hob, an extractor fan, space for a fridge freezer, a radiator, tiled splashback, wood-effect flooring, a UPVC double glazed window to the side elevation, and a UPVC door providing access to the rear garden.

Living room

14'5" x 11'11" (4.41 x 3.64)

The living room has wood-effect flooring, a radiator, coving to the ceiling, a TV point, sliding patio doors opening to the rear garden, and open access into the dining room.

Dining room

11'11" x 11'4" (3.65 x 3.47)

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

FIRST FLOOR

Landing

15'10" x 3'10" (4.84 x 1.17)

The landing has a UPVC double glazed window to the front elevation, a dado rail, a picture rail, carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

14'5" x 12'0" (4.41 x 3.66)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and painted original flooring.

Bedroom Two

12'0" x 11'5" (3.66 x 3.48)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and painted original flooring.

Bedroom Third

6'10" x 6'9" (2.09 x 2.08)

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

Bathroom

6'2" x 5'10" (1.90 x 1.79)

The bathroom has an obscure window to the side elevation, a pedestal wash basin, a 'P' shaped panelled bath with a wall-mounted shower fixture and shower screen, floor-to-ceiling tiling, and tiled flooring.

W/C

5'1" x 2'6" (1.55 x 0.77)

This space has an obscure window to the side elevation, a low level flush W/C, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property has gravelled areas, established plants and shrubs, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio, steps down to a lawn, a gravelled area, and a fence panelled 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 & 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 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.

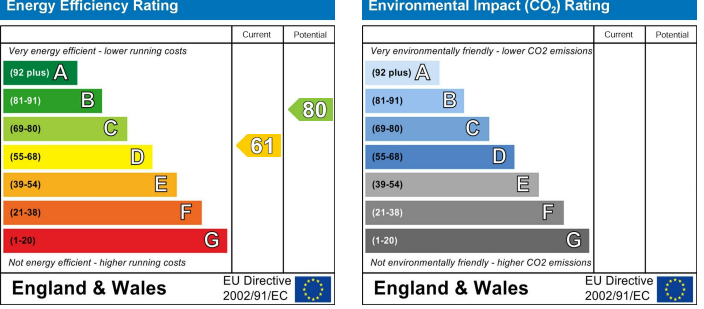
The vendor has advised the following:

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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## 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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