

# HoldenCopley

PREPARE TO BE MOVED

Victor Terrace, Sherwood, Nottinghamshire NG5 2FF

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Guide Price £170,000 - £180,000

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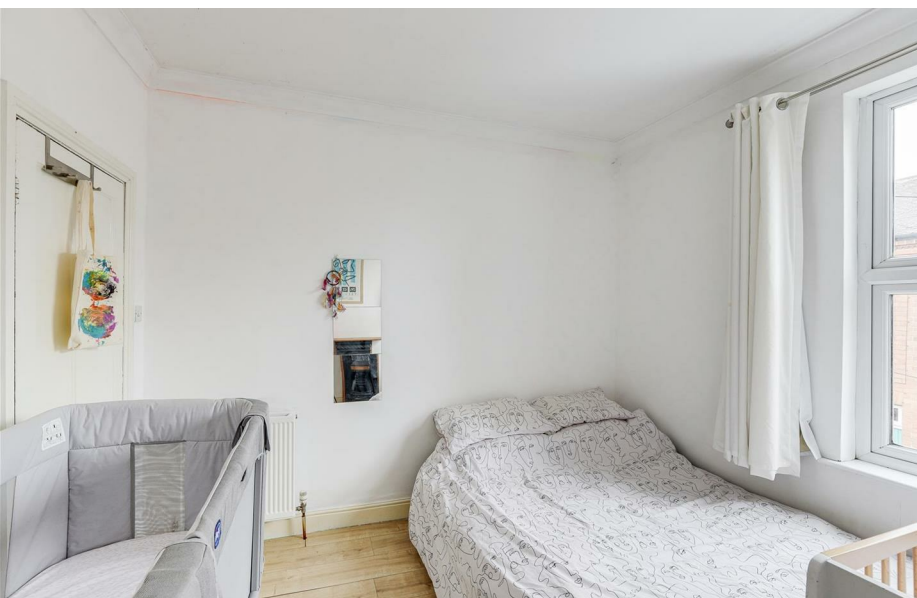
GUIDE PRICE: £170,000 - £180,000

## LOCATION, LOCATION, LOCATION...

This two-bedroom mid-terrace house is well presented throughout and offers an ideal opportunity for first-time buyers to move straight in and enjoy a comfortable and stylish home. Located within close proximity to a range of local amenities, including shops, popular restaurants, excellent transport links, and within great school catchments, this property combines convenience with a welcoming community feel. Upon entering, you are greeted by a cozy living room that invites relaxation and warmth. The ground floor also features a spacious dining room, perfect for hosting family meals or entertaining guests and a well-appointed fitted kitchen, offering plenty of storage and modern conveniences. Upstairs, the first floor boasts two generously sized bedrooms, each filled with natural light, creating peaceful retreats for rest and relaxation. A contemporary three-piece bathroom suite adds a touch of luxury and there is also access to a loft, providing valuable additional storage space. Externally, the property is equally appealing, with a neat pebbled garden at the front adding to its curb appeal. The rear of the house opens up to a south-facing, low-maintenance yard, perfect for enjoying sunny afternoons. This outdoor space includes an outhouse, offering practical storage. This well-maintained property is perfect for those looking to step onto the property ladder with ease and style.

MUST BE VIEWED





- Terrace House
- Two Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Cellar
- South Facing Rear Yard
- Close To Local Amenities
- Must Be Viewed





## BASEMENT

### Cellar

13'7" x 11'10" (max) (4.15m x 3.63m (max))

The cellar has lighting and ample storage space.

## GROUND FLOOR

### Living Room

11'7" x 10'4" (max) (3.55m x 3.15m (max))

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, an original fireplace with a tiled hearth, coving and a single UPVC door providing access into the accommodation.

### Dining Room

14'10" x 11'7" (max) (4.53m x 3.55m (max))

The dining room has fitted base units with a worktop, a partially tiled wall, wood-effect flooring, a radiator, a feature fireplace with a decorative surround, coving and a single UPVC door providing access out to the garden.

### Kitchen

6'6" x 6'3" (2.00m x 1.91m )

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, an integrated fridge-freezer, a freestanding oven with an extractor hood, tiled flooring, partially tiled walls, a wall-mounted boiler and two UPVC double-glazed windows to the side elevation.

## FIRST FLOOR

### Landing

11'7" x 2'8" (3.55m x 0.82m )

The landing has wood-effect flooring, access to the loft and provides access to the first floor accommodation.

### Master Bedroom

11'7" x 10'5" (max) (3.54m x 3.18m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, an original non-working fireplace and coving.

### Bedroom Two

11'7" x 6'7" (max) (3.55m x 2.02m (max))

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

### Bathroom

8'7" x 4'7" (2.63m x 1.42m )

The bathroom has a low level flush W/C, a pedestal wash basin with storage, a fitted panelled bath with a mains-fed shower, a glass shower screen, vinyl flooring, tiled walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Outhouse

4'4" x 2'11" (1.34m x 0.90m )

### Front

To the front of the property is a small pebbled garden with a fence panelled boundary and a single gate.

### Rear

To the rear of the property is a south facing yard with a brick wall boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 200 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

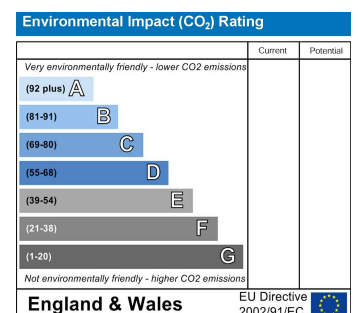
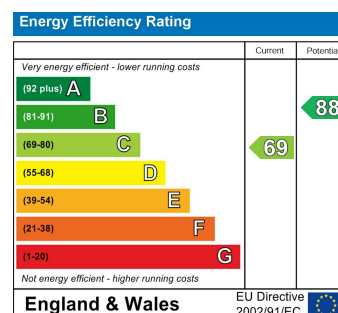
The vendor has advised the following:

Property Tenure is Freehold

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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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