

HoldenCopley

PREPARE TO BE MOVED

Haydn Avenue, Sherwood, Nottinghamshire NG5 2LH

Offers Over £200,000

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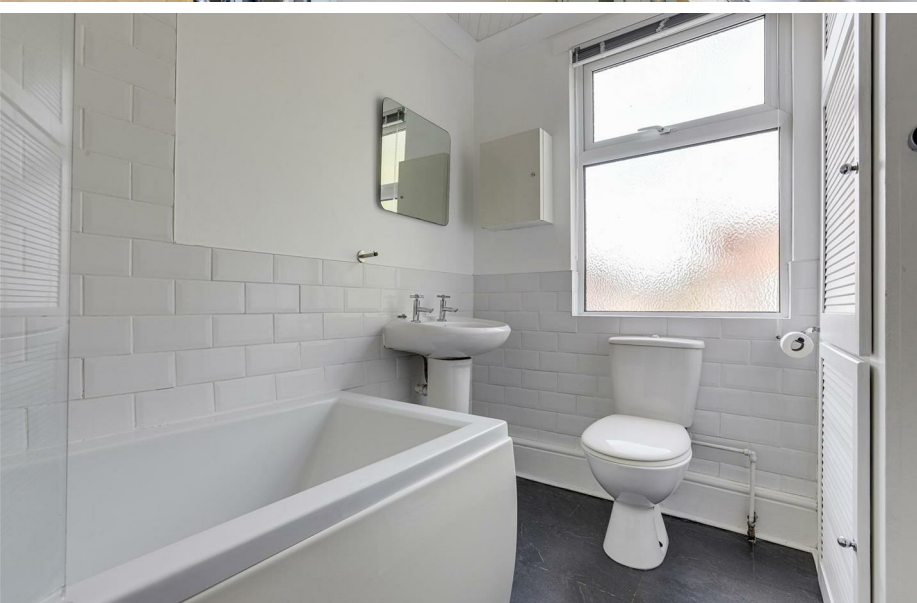


NO UPWARD CHAIN...

This mid-terraced home is situated in a sought-after location, close to a wide range of local amenities including shops, restaurants, and excellent transport links into Nottingham City Centre and surrounding areas. The property is being sold with no upward chain, making it an ideal purchase for first-time buyers or investors. On the ground floor, the home features a bright living room with a bay window, a spacious dining room with access to a cellar offering ample storage, and French doors leading out to the rear garden. The kitchen is fully fitted with modern appliances. Upstairs, there are two generously-sized double bedrooms and a well-appointed three-piece bathroom suite. The property benefits from a small front courtyard, and to the rear, there is a low-maintenance enclosed garden with a gravelled area, planted borders, a panelled boundary, and gated access. Additionally, there is an outside utility room with electric heating and ample storage space.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite
- Cellar
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

13'8" x 11'8" (max) (4.18m x 3.58m (max))

The living room has a UPVC double glazed bay window to the front elevation, a TV point, a recessed chimney breast alcove with a tiled hearth, coving to the ceiling, a radiator, and a door providing access into the accommodation.

Dining Room

12'5" x 11'8" (max) (3.80m x 3.58m (max))

The dining room has carpeted flooring, a radiator, and French doors opening out to the rear garden.

Kitchen

8'8" x 6'11" (2.66m x 2.11m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, an extractor fan, space for a fridge freezer, tiled flooring, and a UPVC double glazed window to the rear elevation.

BASEMENT

Cellar

16'11" x 11'9" (max) (5.16m x 3.59m (max))

The cellar has a radiator, lighting, electrics, and ample storage.

FIRST FLOOR

Landing

15'8" x 11'8" (4.80m x 3.57)

The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

Bedroom One

11'8" x 11'6" (max) (3.57m x 3.51m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood flooring.

Bedroom Second

12'7" x 8'7" (max) (3.85m x 2.63m (max))

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

Bathroom

8'8" x 6'11" (max) (2.66m x 2.13m (max))

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a 'P' shaped panelled bath with a wall-mounted rainfall and handheld shower fixture, and shower screen, an extractor fan, a radiator, an in-built cupboard, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small courtyard.

Rear

To the rear of the property is an enclosed south facing low-maintenance garden with a gravelled area, planted borders with shrubs and bushes, a panelled boundary, gated access, and access into the outside utility.

Outside Utility

5'4" x 2'9" (1.63m x 0.86m)

The outside utility has electric heating, and ample storage.

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, 4G & 5G - Some coverage of 3G

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 - Gedling Borough Council - Band G

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.

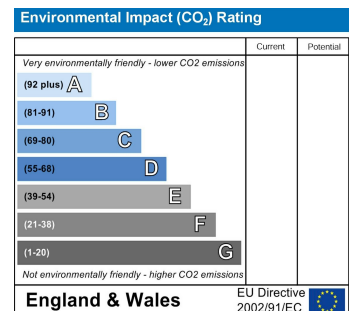
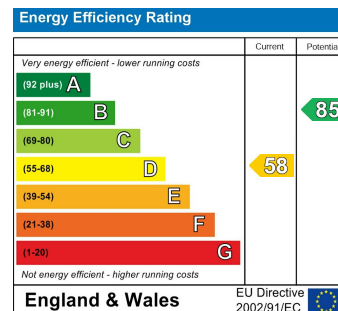
The vendor has advised the following:

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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