

HoldenCopley

PREPARE TO BE MOVED

Haydn Road, Sherwood, Nottinghamshire NG5 2JX

Guide Price £235,000

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GUIDE PRICE £235,000 - £250,000

NO UPWARD CHAIN...

This well-presented three-bedroom end-terraced house, offered with no upward chain, is situated in a popular location just a stone's throw from Sherwood's local amenities, including shops, bars, dining and excellent transport links into Nottingham City Centre. On the ground floor, the entrance hall leads to spacious, open-plan reception rooms, offering a bright and airy space perfect for modern living and entertaining. Adjacent is a modern kitchen, equipped to meet all your culinary needs. The upper levels feature two double bedrooms and a three-piece bathroom suite. A further double bedroom can be found on the second floor. Outside, the front of the property benefits from a driveway offering off-road parking and access to the garage. To the rear, a south-facing garden offers a private retreat with a patio seating area and a lawn, perfect for enjoying the outdoors.

MUST BE VIEWED!





- End-Terraced House
- Three Double Bedrooms
- Open-Plan Reception Rooms
- Modern Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Well-Presented Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'0" x 2'11" (4.88m x 0.91m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving and a single UPVC door providing access into the accommodation.

Living Room

10'11" x 13'11" (3.33m x 4.25m)

The living room has carpeted flooring, a radiator, open access to the dining room and two UPVC double-glazed windows to the front and side elevations.

Dining Room

11'2" x 13'5" (3.41m x 4.10m)

The dining room has laminate wood-effect flooring, a radiator and two UPVC double-glazed windows to the rear and side elevations.

Kitchen

7'1" x 12'4" (2.17m x 3.78m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic 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, wood-effect flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

3'10" x 13'5" (1.19m x 4.10m)

The landing has carpeted flooring, a UPVC double-glazed window to the rear elevation and access to the first floor accommodation.

Master Bedroom

18'0" x 13'5" (5.50m x 4.09m)

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

Bedroom Two

13'6" x 11'2" (4.13m x 3.41m)

The second bedroom has carpeted flooring, a radiator and two UPVC double-glazed window to the side & rear elevations.

Bathroom

6'11" x 7'10" (2.11m x 2.41m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a wall-mounted electric shaving point, a radiator, tiled walls, wood-effect flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Bedroom Three

17'7" x 12'8" (5.36m x 3.88m)

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

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden, plants and shrubs and brick-wall boundaries.

Rear

To the rear is an enclosed garden with a concrete patio area, a lawn, a shed and brick-wall boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – The government website states this is a medium risk flood area.

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.

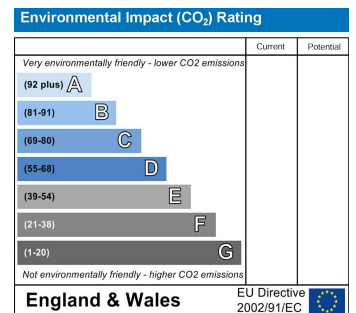
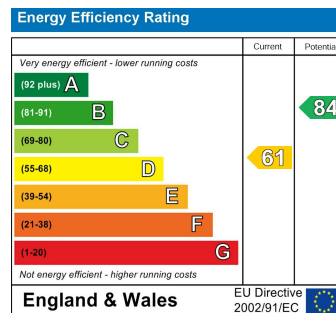
The vendor has advised the following:

Property Tenure is Freehold

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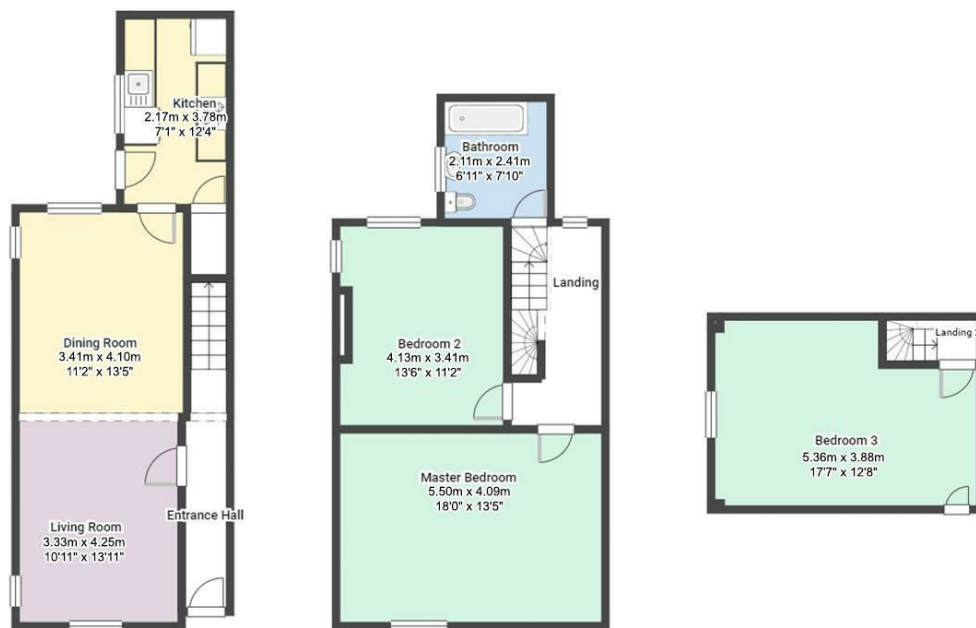
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport 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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