

HoldenCopley

PREPARE TO BE MOVED

Bingham Road, Sherwood, Nottinghamshire NG5 2EP

£375,000

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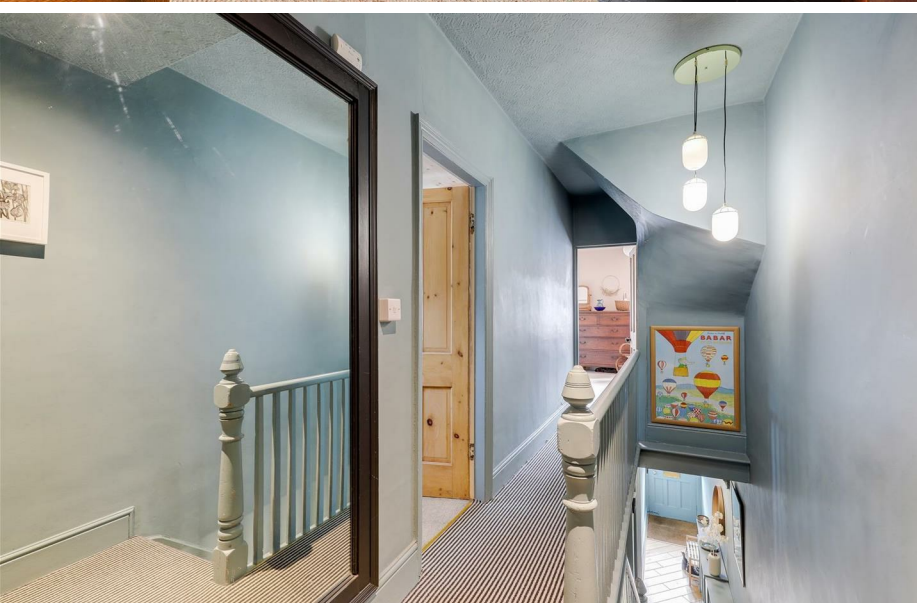
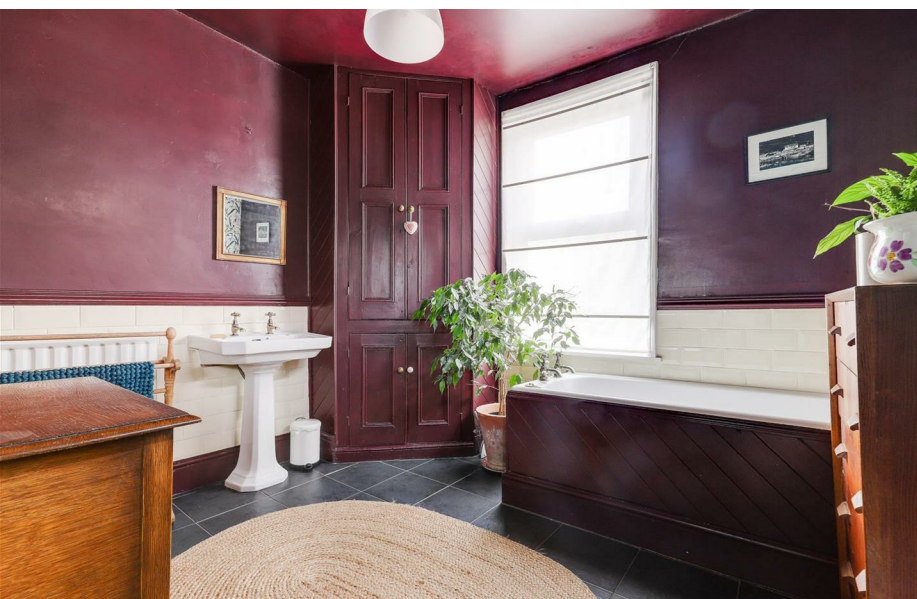


END TERRACED HOUSE...

This three-bedroom end terraced house with a single storey extension and fitted Wren kitchen is situated in a popular location, offering excellent transport links to Nottingham City Centre. With a range of local amenities nearby, including shops, schools, and leisure facilities, this property is perfectly suited for a variety of buyers, from young families to professionals. As you enter the property, you are greeted by a hallway that leads into the spacious living room. This room is filled with natural light thanks to its large bay window, and the beautiful wrought iron open fireplace adds a touch of traditional charm. Adjacent to the living room is the sitting room, which seamlessly flows into the open-plan kitchen diner. The modern kitchen is fully fitted and offers plenty of space for cooking and dining, with a solid wood door that lead out to the rear garden. The property also benefits from access to a two-section cellar, providing useful storage or the potential for further use. The first floor features two deceptively spacious sized bedrooms and a well-appointed four-piece bathroom suite. On the second floor, you'll find a further double bedroom, offering privacy and additional living space. Outside, the front of the property is designed with a small, low-maintenance courtyard, providing access to the house. The rear garden is fully enclosed and offers a lovely outdoor space, featuring a patio area ideal for outdoor dining, raised planted borders, and a well-maintained lawn. The garden is enclosed by fence panels, ensuring privacy and security. A unique feature of the property is the garden room, which includes wood-effect flooring, recessed spotlights, and coving to the ceiling. With UPVC double glazed windows to the side and front, and French doors that open out to the garden, this space is perfect for entertaining, a home office, or a tranquil retreat.

MUST BE VIEWED





- Semi Detached House
- Three Bedroom
- Living Room
- Sitting Room
- Newly Fitted Kitchen/Diner
- Four-Piece Bathroom Suite
- Cellar
- Enclosed Rear Garden
- Garden Room
- Must Be Viewed





GROUND FLOOR

Hallway

12'7" x 3'1" (3.85 x 0.96)

The hallway has wood flooring, a recessed door mat, carpeted stairs, a picture rail, coving to the ceiling, and a door providing access into the accommodation.

Living Room

15'1" x 12'3" (4.60 x 3.74)

The living room has a wooden framed bay window to the front elevation, a radiator, a picture rail, coving to the ceiling, a ceiling rose, a feature open fireplace with a solid wood surround and tiled hearth, and carpeted flooring.

Sitting Room

13'0" x 10'1" (3.97 x 3.08)

The sitting room has carpeted flooring, a TV point, two vertical radiator, a painted exposed bricked chimney breast alcove with a tiled hearth, and open access into the kitchen/diner.

Kitchen/Diner

15'3" x 12'9" (4.66 x 3.89)

The newly fitted kitchen diner has a range of fitted base and wall units with solid Quartz worktops, an under-mounted sink and half with a swan neck mixer tap, space for a range cooker, and extractor fan, space and plumbing for a dishwasher and washing machine, space for a dining table, space for a fridge freezer, a vertical radiator, recessed spotlights, wood-effect flooring, solid wooden windows to the rear elevation, a door opening to the rear garden, and access to the cellar.

BASEMENT

Cellar

4'9" x 15'4" (12.73 x 4.69)

The cellar is split into two sections, ample storage space, lighting, and electrics.

FIRST FLOOR

Landing

16'4" x 5'1" (5.00 x 1.57)

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

Master Bedroom

16'0" x 12'4" (4.88 x 3.78)

The main bedroom has two UPVC double glazed windows to the front elevation, a wrought iron feature fireplace, fitted wardrobes, coving to the ceiling, and carpeted flooring.

Bedroom Three

12'11" x 10'2" (3.96 x 3.11)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, a recessed chimney breast alcove, and carpeted flooring.

Bathroom

12'5" x 10'2" (3.79 x 3.11)

The bathroom has three UPVC double glazed obscure windows to the rear and side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a walk-in shower enclosure with a wall-mounted rainfall shower fixture, a radiator, partiality tiled walls, and tiled flooring.

SECOND FLOOR

Bedroom Two

16'8" x 15'10" (5.10 x 4.85)

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

OUTSIDE

Front

To the front of the property is a small courtyard, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, planted raised borders, a lawn, a fence panelled boundary, and access to the garden room.

Garden Room

13'1" x 9'2" (4.00 x 2.80)

The garden room has wood-effect flooring, recessed spotlights, coving to the ceiling, two UPVC double glazed windows to the side and front elevation, WIFI, and solid wooden doors opening to the rear garden.

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 200Mbps

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 - 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.

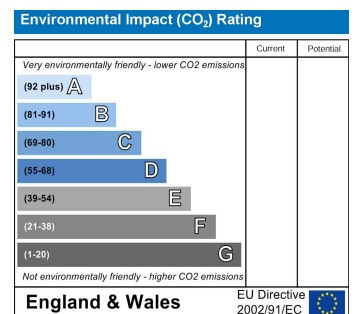
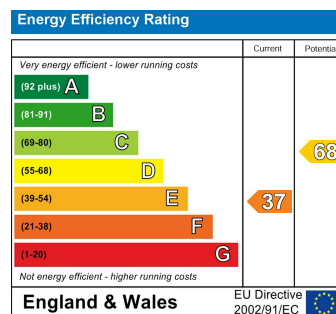
The vendor has advised the following:

Property Tenure is Freehold

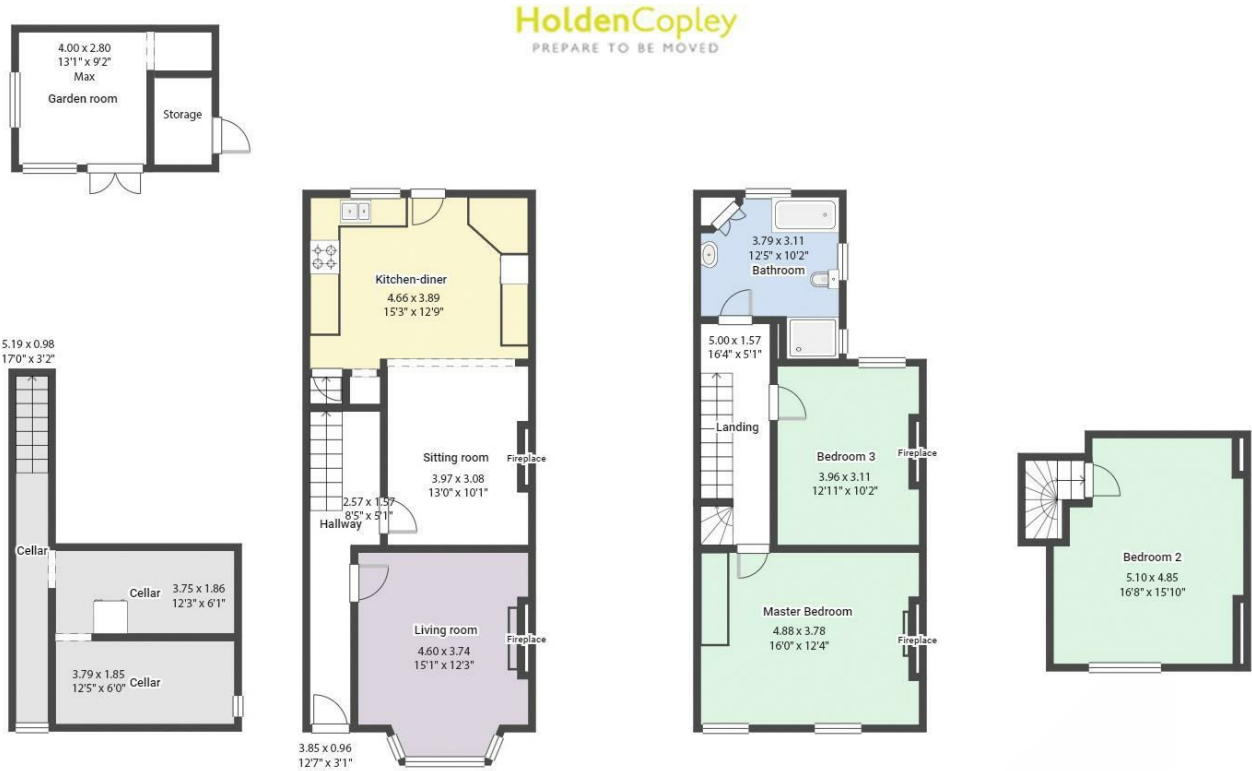
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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