

HoldenCopley

PREPARE TO BE MOVED

Kelham Drive, Sherwood, Nottinghamshire NG5 1RB

Guide Price £245,000 - £265,000

Kelham Drive, Sherwood, Nottinghamshire NG5 1RB



GUIDE PRICE: £245,000 - £260,000

LOCATION, LOCATION, LOCATION...

This mid-terraced townhouse offers spacious accommodation across three floors, presenting an ideal opportunity for first-time buyers or families. Immaculately presented throughout, the property is located in a quiet area just moments away from the vibrant Sherwood High Street, known for its variety of shops, eateries, and excellent transport links. Additionally, the City Hospital, local amenities, and convenient access to the City Centre are all within walking distance, along with being in a good school catchment area. The ground floor features an entrance hall, a versatile office or bedroom, a W/C, and a fitted kitchen diner perfect for family gatherings. On the first floor, you'll find a bright living room with double French doors that open onto a Juliet-style balcony, offering a charming outdoor touch, alongside a spacious double bedroom complete with fitted mirrored wardrobes and an en-suite bathroom. The second floor hosts two additional bedrooms, both serviced by a four-piece bathroom suite. Outside, the property boasts a front driveway for convenient off-street parking, and a private, well-maintained garden to the rear, providing a serene space for relaxation or entertaining. There is also the added benefit of a separate garage, which is included.

MUST BE VIEWED





- Three-Storey Town House
- Three / Four Bedrooms
- Modern Fitted Kitchen Diner
- Living Room With Balcony
- Ground Floor W/C
- Bathroom & En-Suite
- Well-Maintained Garden
- Driveway & Garage
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, and a single composite door providing access into the accommodation.

Office

9'8" x 8'0" (2.96m x 2.46m)

The office has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a wall-mounted consumer unit, and coving to the ceiling.

W/C

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, wood-effect flooring, an extractor fan, and a radiator.

Kitchen Diner

12'0" x 10'11" (3.66m x 3.35m)

The kitchen has a range of fitted shaker-style base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, space for a dining table, a radiator, tiled splashback, tile-effect flooring, and a sliding patio door to access the garden.

FIRST FLOOR

Landing

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

Living Room

12'0" x 11'0" (3.66m x 3.36m)

The living room has carpeted flooring, coving to the ceiling, two radiators, a TV point, and a sliding patio door opening out to a Juliet-style balcony overlooking the rear garden.

Bedroom One

12'0" x 9'8" (3.66m x 2.96m)

The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, a fitted sliding mirrored door wardrobe, and access into the en-suite.

En-Suite

7'3" x 3'10" (2.23m x 1.19m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, vinyl flooring, and an extractor fan.

SECOND FLOOR

Landing

The upper landing has carpeted flooring, an in-built double door cupboard, access to the loft, and provides access to the second floor accommodation.

Bedroom Two

12'0" x 9'8" (3.66m x 2.96m)

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

Bedroom Three

11'1" x 6'2" (3.38m x 1.89m)

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

Bathroom

10'11" x 5'6" (3.35m x 1.68m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a shower enclosure with an overhead rainfall shower, vinyl flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G network

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Low risk for surface water / very low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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:

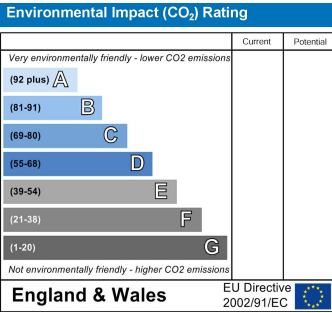
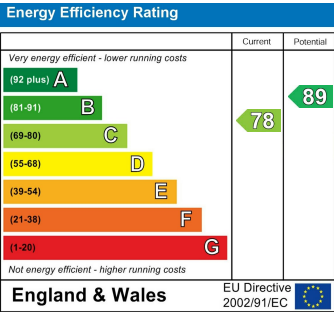
Property Tenure is Freehold

Service Charge in the year marketing commenced (£PA): £169.74

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Kelham Drive, Sherwood, Nottinghamshire NG5 1RB

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.