

# HoldenCopley

PREPARE TO BE MOVED

Edwards Lane, Sherwood, Nottinghamshire NG5 6EP

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£190,000



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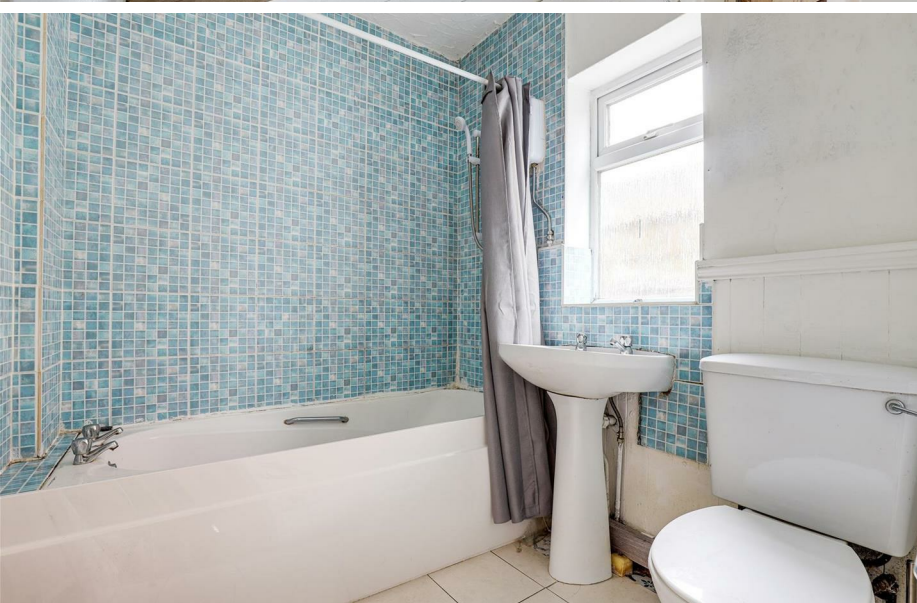
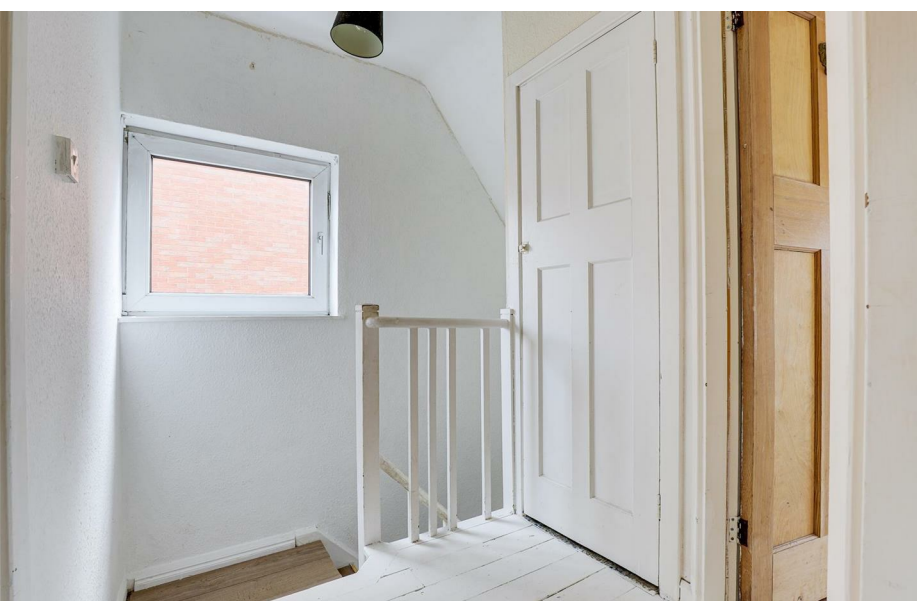
## NO UPWARD CHAIN...

This spacious semi-detached property offers a fantastic opportunity for buyers looking to create their dream home. Situated in a highly desirable location near Nottingham City Hospital, it is perfectly positioned to benefit from excellent local amenities, reputable schools, and convenient transport links. With no upward chain, this property is ideal for a range of buyers, from first-time homeowners to investors seeking a project. Upon entering, you are greeted by an entrance hall that leads to a three-piece ground-floor bathroom suite, offering convenience and practicality. The ground floor also boasts a generously sized living room, perfect for relaxing or entertaining guests. Adjacent to the living room is a separate dining room that enjoys natural light through sliding patio doors, which open directly onto the rear garden. The dining room flows seamlessly into the kitchen. On the first floor, the property features three well-proportioned double bedrooms, each offering ample space for comfortable living. These rooms provide flexibility for family life, guest accommodation, or even home office setups. The exterior to the front, there is a barked area, alongside a block-paved driveway that offers off-road parking and leads to the rear of the house. The rear garden is designed with low maintenance in mind and includes planted borders, making it an ideal outdoor space for relaxing or entertaining. The garden is enclosed with a combination of brick walls and fence panels, ensuring privacy and security.

## MUST BE VIEWED







- Semi Detached House
- Three Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'3" x 5'10" (3.43m x 1.79m)

The entrance hall has a window to the side elevation, wood-effect flooring, an in-built cupboard, a radiator, and a UPVC door providing access into the accommodation.

Bathroom

5'10" x 6'6" (1.80m x 2.00m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a dado rail, a radiator, partially tiled walls, and tiled flooring.

Living Room

11'4" x 13'11" (3.47m x 4.25m)

The living room has a UPVC double glazed window to the front elevation, a picture rail, a radiator, a feature fireplace with a wooden mantel piece and tiled hearth, and wood-effect flooring.

Dining Room

12'6" x 11'4" (max) (3.83m x 3.46m (max))

The dining room has wood-effect flooring, a radiator, a partial Polycarbonate roof, sliding patio doors opening to the rear garden, and open access into the kitchen.

Kitchen

5'7" x 9'5" (1.71m x 2.88m)

The kitchen has fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob an extractor fan, tiled splashback, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

FIRST FLOOR

Landing

4'7" x 5'1" (1.40m x 1.56m)

The landing has a UPVC double glazed window to the side elevation, painted original wood flooring, access into the boarded loft, and access to the first floor accommodation.

Master Bedroom

10'5" x 10'11" (3.20m x 3.35m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, double fitted wardrobes, and wood-effect flooring.

Bedroom Two

9'6" x 9'2" (2.91m x 2.81m)

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

Bedroom Three

9'10" x 7'10" (3.00m x 2.40m)

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

OUTSIDE

Front

To the front of the property is a barked area, and a block paved driveway leading to the rear garden.

Rear

To the rear of the property is a low-maintenance garden with planted borders, and a brick wall and fence panelled boundary.

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 1000Mbps

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 AA

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:

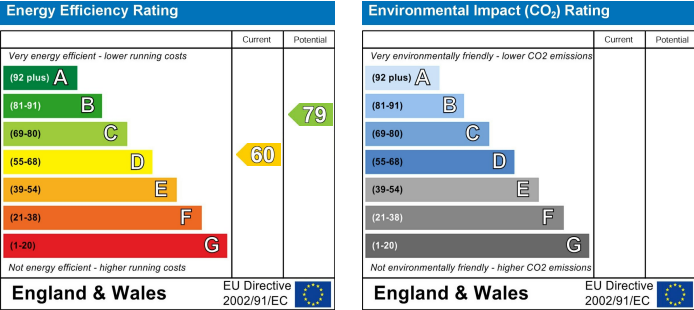
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

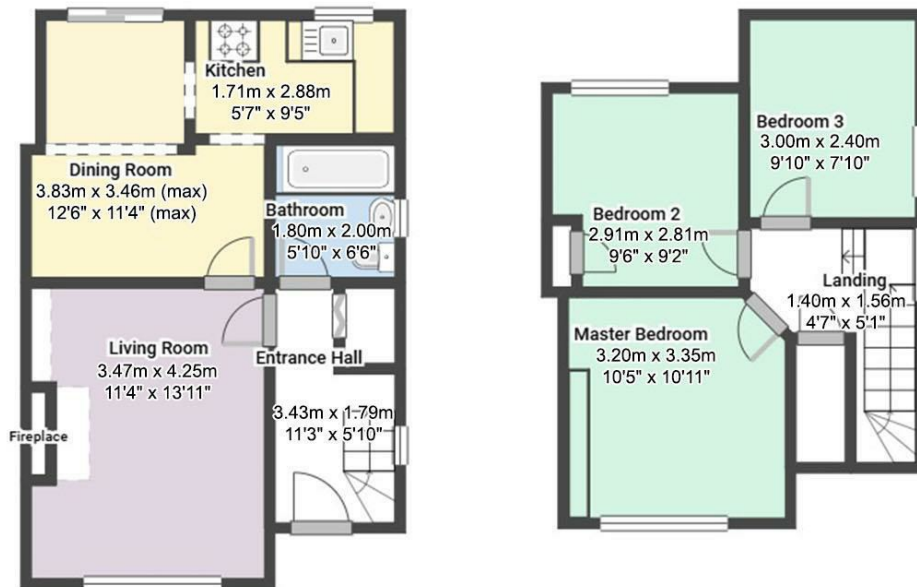
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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.







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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