

HoldenCopley

PREPARE TO BE MOVED

Melrose Street, Sherwood, Nottinghamshire NG5 2JP

£180,000

Melrose Street, Sherwood, Nottinghamshire NG5 2JP

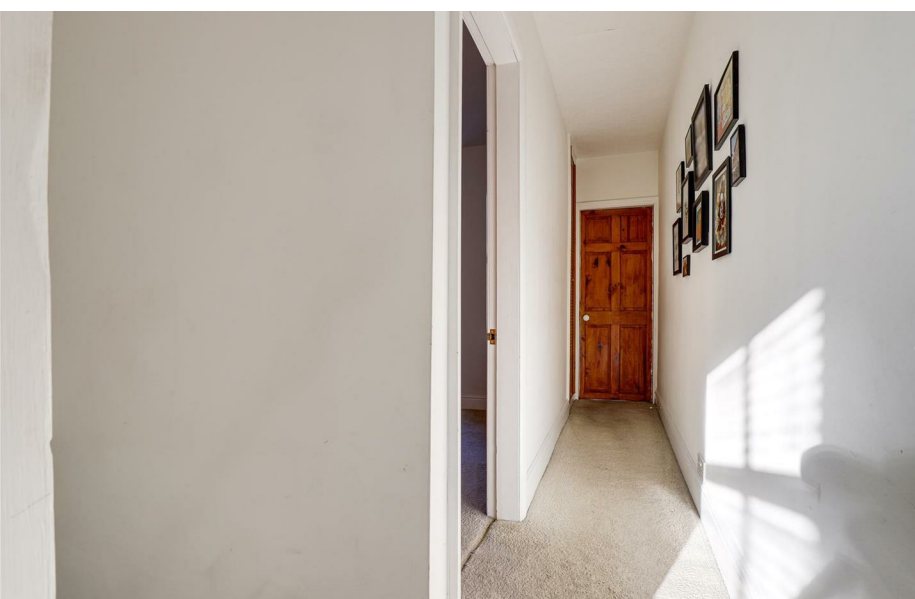


TERRACED HOUSE...

This terraced house is situated in a popular location, offering exceptional transport links to Nottingham City Centre and surrounding areas, making it an excellent choice for commuters and those seeking convenience. The property is also well-placed for easy access to local amenities, providing a fantastic opportunity for a wide range of buyers, including first-time homeowners, growing families, or investors. As you step inside, the ground floor boasts a spacious and welcoming living room, offering an ideal space for relaxation or entertaining. Adjacent to this is a separate dining room, perfect for family meals or hosting gatherings with friends. The fitted kitchen is both practical with ample storage and worktop space to meet the demands of modern living. From here, there is direct access to the rear garden, making it easy to enjoy outdoor dining or leisure activities. Moving to the first floor, the property features two generously sized bedrooms, each offering plenty of natural light and flexibility to suit your needs. The three-piece bathroom suite is thoughtfully designed, providing a clean and modern space to unwind at the end of the day. Additionally, the property benefits from access to a loft space, offering valuable extra storage or the potential for further development, subject to the necessary permissions. Outside, the property's frontage meets the kerb, giving it a low-maintenance appearance. To the rear, the garden is fully enclosed, creating a private outdoor retreat. It features an artificial lawn for easy upkeep, courtesy lighting for evening enjoyment, and a fence-panelled boundary for added security and privacy. There is also gated access.

MUST BE VIEWED





- Terraced House
- Two Bedroom
- Living Room
- Dining Room
- Fitted Kitchen
- Three-piece Bathroom Suite
- Loft Room
- Enclosed Rear Graden
- Excellent Transport Libs
- Must Be Viewed





GROUND FLOOR

Living Room

11'3" x 11'4" (3.45m x 3.46m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a fitted base cupboard, a feature fireplace with a wooden mantel piece and tiled hearth, wood-effect flooring, and carpeted stairs.

Dining Room

11'4" x 11'5" (3.46m x 3.50m)

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

Kitchen

9'3" x 6'2" (2.84m x 1.89m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space for a fridge freezer, a wall-mounted Logic boiler, space and plumbing for a washing machine, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

14'5" x 2'6" (4.40m x 0.77m)

The landing has carpeted flooring, an in-built cupboard, and access to the first floor accommodation.

Master Bedroom

11'4" x 11'4" (3.46m x 3.46m)

The main bedrooms has a UPVC double glazed window to the front elevation, a radiator, access into the loft room, and carpeted flooring.

Bedroom Two

8'5" x 11'5" (2.57m x 3.50m)

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

Bathroom

5'10" x 6'2" (1.79m x 1.89m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a counter-top wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, recessed spotlights, partially tiled walls, and tiled flooring.

SECOND FLOOR

Loft

11'11" x 11'4" (3.64m x 3.46m)

The loft has a Velux window, eaves storage, and carpeted flooring.

OUTSIDE

Front

The front of the property is directly to the Kerb.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, an artificial lawn, a fence panelled boundary, and gated access.

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 1800Mbps 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:

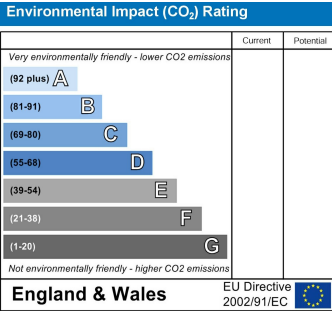
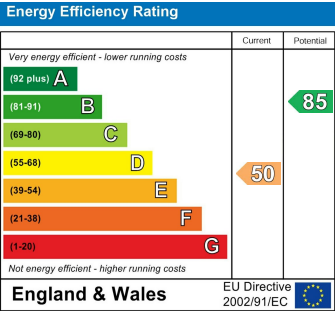
Property Tenure is Freehold

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.

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.

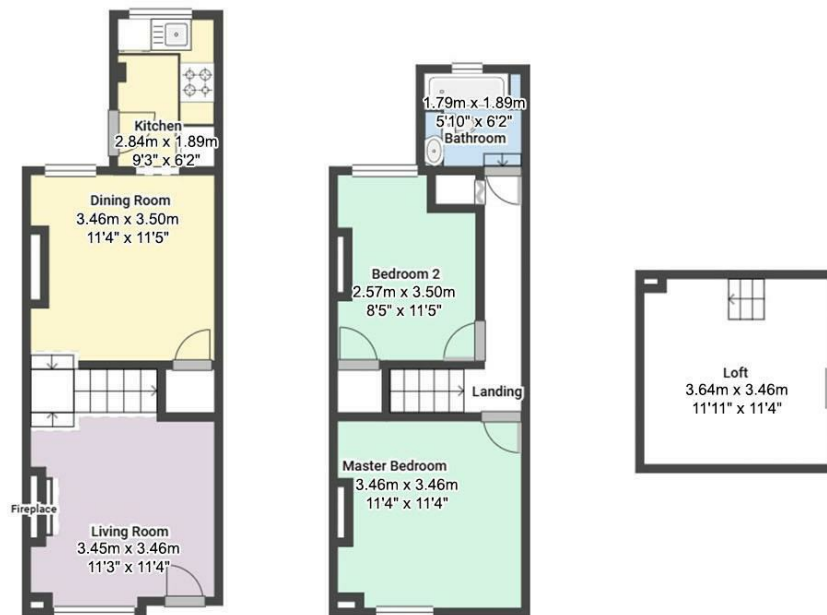
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Melrose Street, Sherwood, Nottinghamshire NG5 2JP

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.