

HoldenCopley

PREPARE TO BE MOVED

Winchester Street, Sherwood, Nottinghamshire NG5 4DR

Guide Price £250,000 - £260,000

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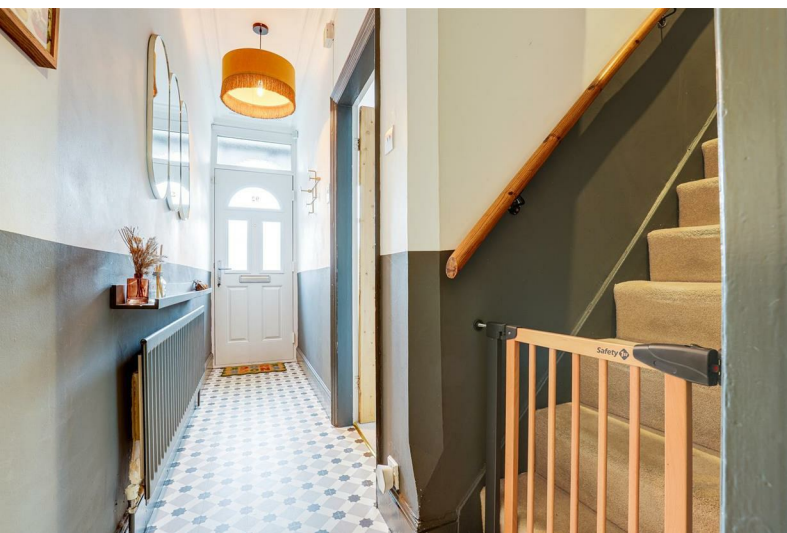


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BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached house offers spacious and versatile living, making it the perfect choice for young families or anyone taking their first step onto the property ladder. Situated in a popular and convenient location, the property is close to a wide range of local amenities, including shops, cafes, and restaurants, as well as excellent transport links and great school catchments. The ground floor greets you with a welcoming entrance hall leading into a bay-fronted living room, perfect for relaxing or entertaining. Adjacent to the living room is a dining room, both of which retain their original fireplaces, adding character and charm. The original coving downstairs also enhances the home's period appeal. The modern fitted kitchen boasts contemporary finishes and thoughtful design, making it a functional and stylish space for cooking. The first floor features two generously sized double bedrooms, and a three-piece bathroom suite. The second floor is home to a generous additional double bedroom, perfect for use as a guest room, home office, or private retreat. The master bedroom is a highlight, with its own original fireplace that adds a touch of timeless charm. Externally, the property features on-street parking at the front. To the rear, a private tiered garden offers a peaceful outdoor sanctuary, complete with a patio for dining, a lawn, and a practical garden shed for storage. This home perfectly combines modern comforts with period features, creating a practical and inviting space for young families and first-time buyers alike.

MUST BE VIEWED





- Semi Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Beautifully Presented Throughout
- Original Features
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'11" x 2'9" (3.94m x 0.86m)

The entrance hall has tiled flooring, a radiator, original coving and a single composite door providing access into the accommodation.

Living Room

13'11" x 10'4" (4.26m x 3.16m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, an original fireplace, fitted base units, a radiator and original coving.

Dining Room

13'8" x 11'11" (4.17m x 3.64m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, an original fireplace with a tiled hearth, a built-in cupboard, space for a fridge-freezer, original coving and open access into the kitchen.

Kitchen

8'11" x 7'11" (2.72m x 2.42m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, space and plumbing for a washing machine and dishwasher, a stainless steel sink with a drainer, wood-effect flooring, coving, a UPVC double-glazed window to the rear elevation and a UPVC single door providing access out to the side of the property.

FIRST FLOOR

Landing

10'11" x 5'4" (3.34m x 1.64m)

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

Master bedroom

12'0" x 13'8" (3.66m x 4.17m)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and an original fireplace.

Bedroom Two

9'3" x 10'7" (2.83m x 3.24m)

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

Bathroom

7'11" x 8'10" (2.43m x 2.71m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with an electric shower and a glass shower screen, a fitted floor to ceiling cupboard, tiled flooring, partially tiled walls, a heated towel rail and UPVC double-glazed obscure windows to the side and rear elevations.

SECOND FLOOR

Bedroom Three

14'11" x 13'8" (4.56m x 4.17m)

The third bedroom has a UPVC double-glazed window to the side elevation and a UPVC double-glazed velux window to the rear elevation, carpeted and wood-effect flooring, eaves storage and a radiator.

OUTSIDE

Front

To the front is on street parking and single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, an outdoor tap, a patio, decorative stones, a lawn and a shed.

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 - 1800 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

Property affected by rights of way? Shared alleyway with neighbours for access to the side of the house.

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.

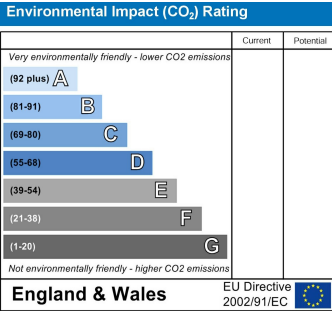
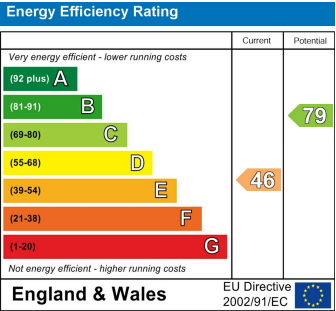
The vendor has advised the following:

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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