

HoldenCopley

PREPARE TO BE MOVED

Sherbrook Terrace, Daybrook, Nottinghamshire NG5 6BY

Guide Price £150,000

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GUIDE PRICE £150,000 - £170,000

NO UPWARD CHAIN...

This well-proportioned three-bedroom mid-terraced house offers spacious accommodation arranged over three floors, making it an excellent opportunity for a range of buyers, including first-time purchasers, families, and investors. Situated in a popular and convenient location, the property benefits from easy access to a wealth of local amenities, shops, and transport links, as well as being within the catchment area for good schools and just a short distance from the City Hospital. The ground floor features a living room, a fitted kitchen, and a rear porch providing access to the enclosed garden. There is also access to a cellar, offering additional storage space. To the first floor, there is a generously sized double bedroom and a three-piece bathroom suite. The second floor completes the accommodation with two further spacious double bedrooms. Outside, the property benefits from on-street parking to the front, while the rear boasts an enclosed garden, providing a private outdoor space. Offered to the market with no upward chain, this property presents a fantastic opportunity to secure a well-located and spacious home with great potential.

MUST BE VIEWED





- Mid-Terraced House
- Three-Storey Accommodation
- Three Double Bedrooms
- Good-Sized Reception Room
- Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Enclosed Garden
- HIVE Heating
- Close To Local Amenities





GROUND FLOOR

Living Room

11'10" x 11'9" (3.62m x 3.59m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, wall-light fixtures, a feature fireplace with a decorative surround, a HIVE heating thermostat, a radiator, and a single UPVC door providing access into the accommodation.

Inner Hall

2'9" x 2'11" (0.84m x 0.89m)

The inner hall has carpeted flooring, a radiator, and a wall-mounted security alarm panel.

Kitchen

12'10" x 11'8" (3.93m x 3.57m)

The kitchen has a range of fitted base and wall units with worktops, a ceramic sink and a half with a movable swan neck mixer tap and drainer, an integrated oven with a five-ring gas hob and an angled extractor fan, space and plumbing for a washing machine, a radiator, vinyl flooring, partially tiled walls, access to the cellar, and a UPVC double-glazed window to the rear elevation.

Rear Porch

3'3" x 3'4" (1.01m x 1.04m)

The rear porch has vinyl flooring, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

BASEMENT LEVEL

Cellar

15'3" max x 11'9" (4.67m max x 3.59m)

This space has a radiator.

FIRST FLOOR

Landing

11'9" x 5'9" (3.60m x 1.77m)

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

Bedroom One

11'9" x 11'10" (3.60m x 3.61m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, and a radiator.

Bathroom

11'9" max x 10'0" (3.60m max x 3.06m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, tiled flooring, partially tiled walls, a radiator, an in-built cupboard, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

2'2" x 2'11" (0.68m x 0.89m)

The upper landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom Two

11'9" x 13'1" (3.60m x 3.99m)

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

Bedroom Three

11'9" x 11'11" (3.60m x 3.64m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a TV point, a radiator, and an in-built cupboard.

OUTSIDE

Front

To the front of the property is on-street parking.

Rear

To the rear of the property is an enclosed garden with a decking area with a palisade border, blue slate chippings, a lawned area, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

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.

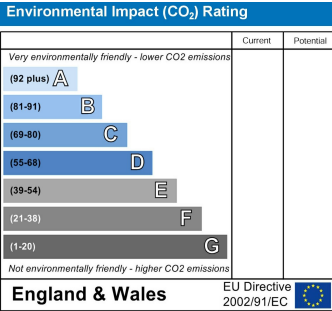
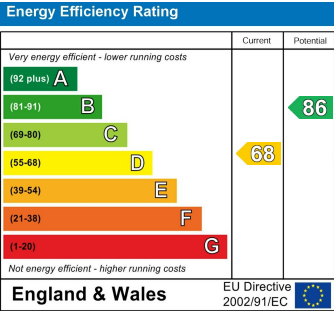
The vendor has advised the following:

Property Tenure is Freehold

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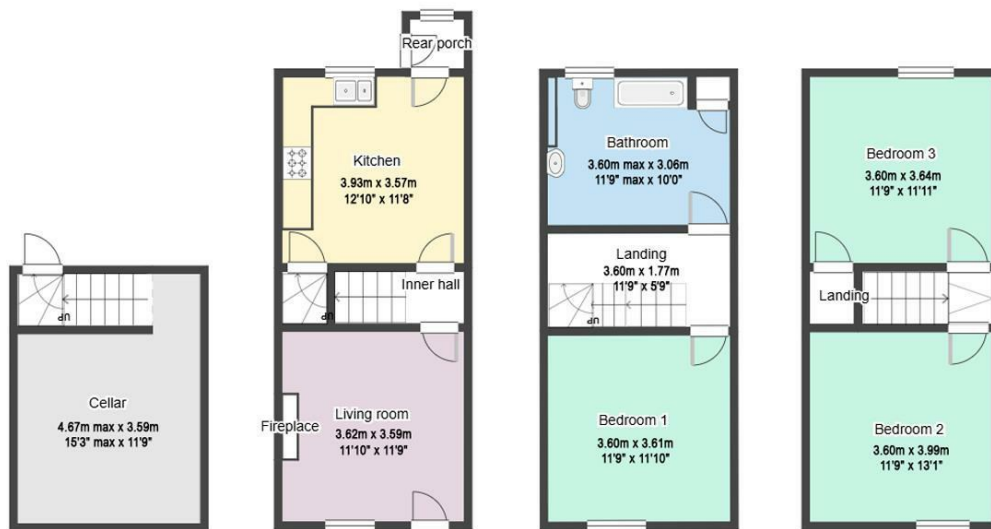
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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