

HoldenCopley

PREPARE TO BE MOVED

Linby Close, Sherwood, Nottinghamshire NG5 3HS

Guide Price £190,000 - £220,000

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GUIDE PRICE £190,000 - £210,000

NO UPWARD CHAIN...

This three-bedroom semi-detached house, situated in a quiet cul-de-sac, offers plenty of potential and is perfect for buyers looking to add their own personal touch. Conveniently located close to a range of local amenities, including shops, schools, the City Hospital, and excellent commuting links. The ground floor comprises an entrance hall that leads to a dining room with open-plan access to a spacious living room, creating a versatile layout. Adjacent is a fitted kitchen for your culinary needs. Upstairs, the property features three generously sized double bedrooms, a bathroom, and a separate W/C. Externally, the front of the property includes off-road parking and a garden with a lawn. To the rear is an enclosed garden with a patio seating area and a lawn, providing an ideal space for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom & Separate W/C
- Off-Road Parking
- Plenty Of Potential
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, an in-built storage cupboard and a single UPVC door providing access into the accommodation.

Dining Room

11'10" x 9'11" (3.61m x 3.04m)

The dining room has carpeted flooring, a radiator, open access to the living room and a UPVC double-glazed window to the front elevation.

Living Room

15'7" x 10'10" (4.77m x 3.32m)

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

Kitchen

10'10" x 7'1" (3.31m x 2.18m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, space and plumbing for a washing machine & cooker, a wall-mounted boiler, a radiator, partially tiled walls, wood-effect flooring, two UPVC double-glazed windows to the side and rear elevations and a single door provides access to the side of the property.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting.

Master Bedroom

11'10" x 11'0" (3.63m x 3.36m)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'11" x 9'11" (3.35m x 3.04m)

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

Bedroom Three

10'10" x 7'1" (3.32m x 2.18m)

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

Bathroom

6'10" x 4'5" (2.09m x 1.36m)

The bathroom has a pedestal wash basin, a bath with a handheld shower head, a radiator, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

W/C

This space has a low level dual flush W/C, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a lawn, gated access to the rear garden and access to off-road parking.

Rear

To the rear is an enclosed garden with a paved patio area, steps leading up to a lawn, a shed and hedge boulder boundaries.

DISCLAIMER

Council Tax Band Rating - Nottingham City 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

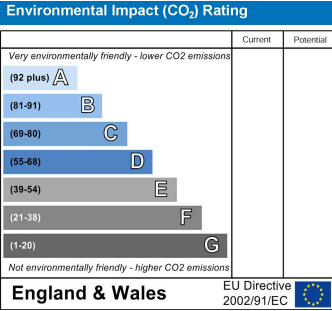
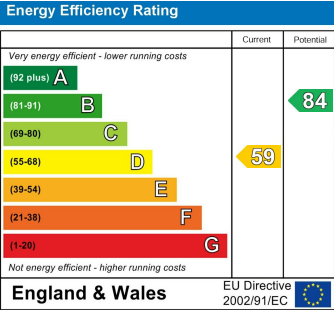
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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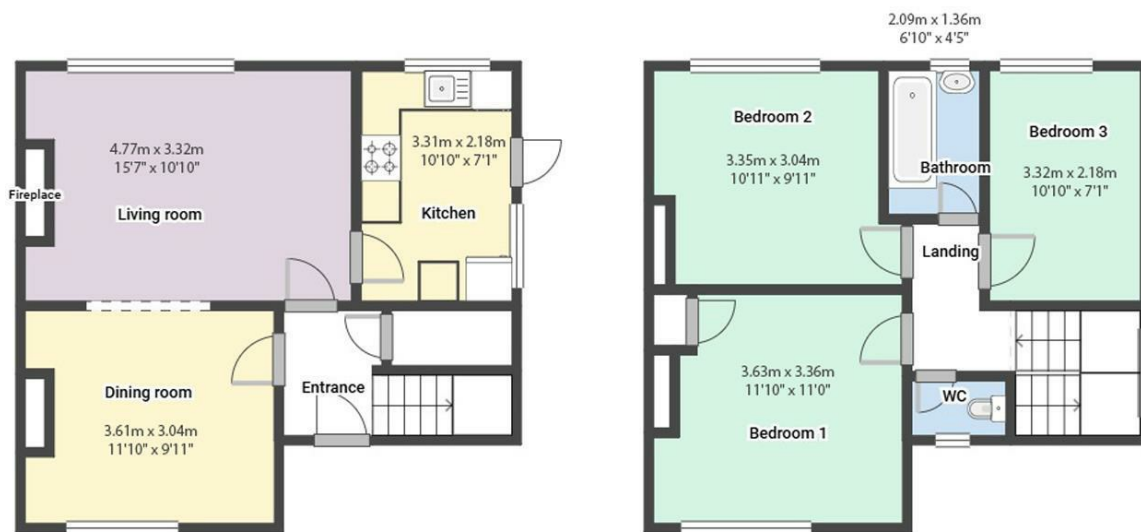
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Superfast Broadband available with the highest download speed at 32Mbps & Highest upload speed at 6Mbps
- Phone Signal – Good coverage of Voice, 3G & 4G
- 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



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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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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