

# HoldenCopley

PREPARE TO BE MOVED

Perry Road, Sherwood, Nottinghamshire NG5 1GN

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Guide Price £275,000



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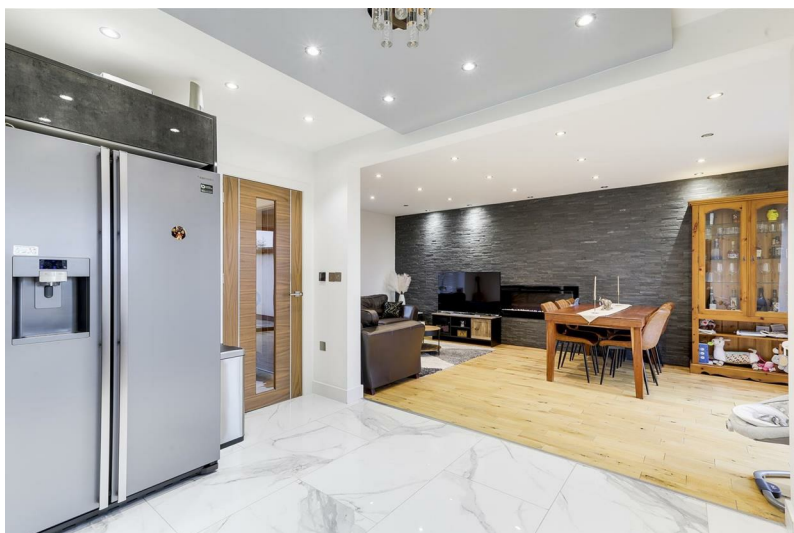


GUIDE PRICE £275,000 - £295,000

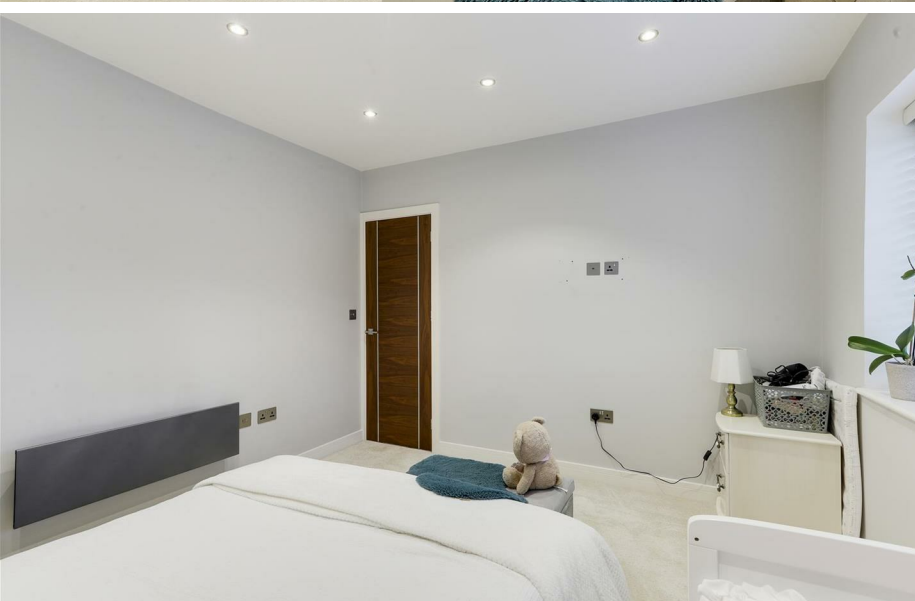
NO UPWARD CHAIN...

This well-presented three-bedroom end-terraced house is offered with no upward chain, making it a fantastic opportunity for a range of buyers. Situated in a popular location, the property is within easy reach of local amenities, including shops, schools, and excellent commuting links. Stepping inside, the entrance hall leads to a spacious reception room, which offers ample space for both relaxing and dining. The open-plan access to the modern kitchen creates a bright, airy, and contemporary living space. The upper level boasts two bedrooms, a well-proportioned single bedroom, and a stylish four-piece bathroom suite. Externally, the property benefits from gated access to a private driveway, offering off-road parking and a welcoming entrance. To the rear, a patio seating area leads down to a well-maintained lawn, offering a great space for outdoor enjoyment.

MUST BE VIEWED!







- End-Terraced House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Stylish Four-Piece Bathroom Suite
- Driveway
- Well-Presented Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed











GROUND FLOOR

Hallway

7'5" x 5'8" (2.28 x 1.73)

The hallway has wooden flooring, carpeted stairs, recessed spotlights, a UPVC double-glazed window to the side elevation and a single composite door providing access into the accommodation.

Living/ Dining Room

19'4" x 11'5" (5.90 x 3.49)

The living/ dining room has wooden flooring, a wall-mounted electric room heater, recessed spotlights, open-plan access to the kitchen, a UPVC double-glazed window to the front elevation and bifold doors opening out to the rear garden.

Kitchen

13'0" x 10'7" (3.97 x 3.25)

The kitchen has a range of fitted base and wall units with worktops, an undermount stainless steel sink with drainage grooves and a swan neck mixer tap, space for a freestanding range cooker, partially tiled walls, recessed spotlights, tiled flooring and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

10'9" x 5'3" (3.29 x 1.62)

The landing has carpeted flooring, a wall-mounted electric room heater, recessed spotlights, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

11'6" x 10'6" (3.52 x 3.21)

The main bedroom has carpeted flooring, a wall-mounted electric room heater, recessed spotlights and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'5" x 8'3" (3.50 x 2.53)

The second bedroom has carpeted flooring, a wall-mounted electric room heater, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Bedroom Three

7'5" x 7'6" (2.28 x 2.30)

The third bedroom has carpeted flooring, a wall-mounted electric room heater, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom

10'8" x 5'2" (3.27 x 1.60)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with central taps, a shower enclosure with an overhead rainfall shower, a heated towel rail, partially tiled walls, recessed spotlights, tiled flooring and two UPVC double-glazed obscure windows to the rear and side elevations.

OUTSIDE

Front

To the front is gated access to a driveway providing off-road parking, courtesy lighting and gated access to the rear garden.

Rear

To the rear is an enclosed garden with a paved patio area with steps leading down to a lawn, courtesy lighting and fence panelling 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

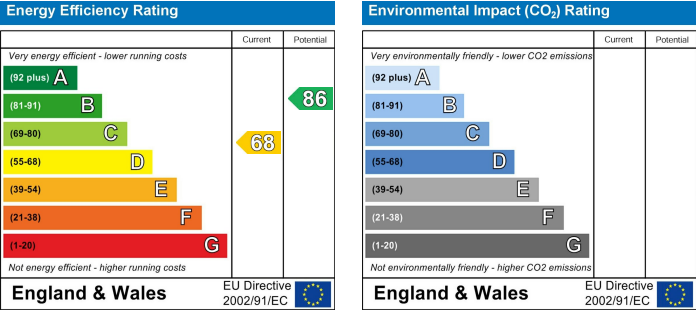
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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other 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.

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 Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- 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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