

HoldenCopley

PREPARE TO BE MOVED

Percival Road, Sherwood, Nottinghamshire NG5 2EZ

Guide Price £340,000 - £360,000

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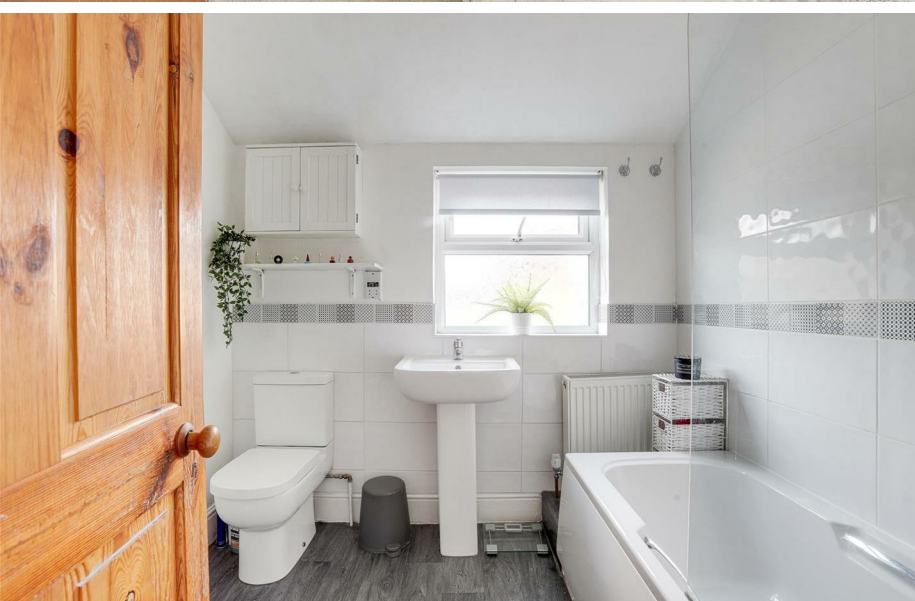
GUIDE PRICE £340,000 - £360,000

SEMI DETACHED HOUSE...

This well presented semi-detached home offers a perfect balance of charm, space, and convenience, making it an excellent choice for a wide range of buyers. Ideally situated with superb transport links via the A60, it provides easy access to Nottingham City Centre and the surrounding areas, as well as being close to a variety of local amenities. Stepping inside, the entrance hall leads to a bright and spacious living room, where a feature fireplace serves as a focal point, creating a warm and inviting atmosphere. The living room seamlessly connects to the dining room, which also benefits from its own characterful fireplace. From the dining room, there is access to a fitted kitchen, which provides ample storage and workspace, as well as access to the cellar for additional storage. A door from the kitchen leads out to the rear garden and into a practical utility room, which in turn provides access to a convenient ground-floor W/C. Moving to the first floor, there are three bedrooms, each offering a comfortable and versatile living space. The first floor also features a three-piece bathroom suite. Ascending the stairs to the second floor, you will find a further spacious double bedroom, adding to the home's impressive accommodation. Externally, the property boasts a small courtyard at the front, while to the side, a block-paved driveway provides off-road parking and gated access to the rear. The rear garden is a private and low-maintenance retreat, benefitting from a south-facing aspect that ensures plenty of natural sunlight. Designed for practicality and enjoyment, it features a patio area, an artificial lawn, a handy shed for storage, and a combination of fence panels and brick wall boundaries.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Cellar
- Three-Piece Bathroom Suite & Ground Floor W/C
- Enclosed South Facing Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'1" x 3'1" (4.62m x 0.96m)
The entrance hall has wood-effect flooring a recessed door mat, carpeted stairs, a decorative ceiling arch, a dado rail, a picture rail, coving to the ceiling, and a door providing access into the accommodation.

Living Room

14'10" into bay x 11'5" (4.53m into bay x 3.49m)
The living room has four UPVC double glazed windows to the front and side elevation, a feature fireplace with a decorative surround and tiled hearth, a radiator, a picture rail, coving to the ceiling, and wood-effect flooring.

Dining Room

12'10" max x 11'11" (3.93m max x 3.64m)
The dining room has a UPVC double glazed window to the rear elevation, a stain glassed UPVC double glazed obscure window to the side elevation, a radiator, a TV point, a feature fireplace with a decorative surround and tiled hearth, coving to the ceiling, a picture rail, and wood-effect flooring.

Kitchen

15'5" x 9'8" (4.72m x 2.96m)
The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steek sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, a radiator, recessed spotlights, a tiled splash back, wood-effect flooring, a UPVC double glazed window to the side elevation, a UPVC stable style door providing access to the rear garden, access to the cellar, and access to the utility room.

Utility Room

4'7" x 4'5" (1.42m x 1.36m)
The utility room has a UPVC double glazed obscure window to the rear elevation, a worktop, space and plumbing for a washing machine, a radiator, and vinyl flooring.

W/C

4'0" x 3'9" (1.23m x 1.16m)
This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin with a tiled splash back, a radiator, and vinyl flooring.

BASEMENT

Cellar

22'11" x 12'1" (7.01 x 3.69)
The cellar has lighting, electrics, ample storage, and is split into two sections.

FIRST FLOOR

Landing

The landing has carpeted flooring, a picture rail, and access to the first floor accommodation.

Bedroom One

15'1" x 12'4" (4.61m x 3.77m)
The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, a picture rail, and carpeted flooring.

Bedroom Three

12'11" x 9'6" (3.95m x 2.91m)
The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Four

10'2" x 7'5" (3.10m x 2.27m)
The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, access into the boarded loft, and carpeted flooring.

Bathroom

7'7" max x 6'11" (2.32m max x 2.12m)
The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a radiator, an in-built cupboard, partially tiled walls, and woo-effect flooring.

SECOND FLOOR

Upper Landing

The upper landing has a UPVC double glazed window to the rear elevation, carpeted flooring, and access to the second floor accommodation.

Bedroom Two

17'1" max x 14'11" (5.21m max x 4.57m)
The second bedroom has two UPVC double glazed window to the rear elevation, a Velux window, a radiator, and wood flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, s block paved driveway to the side, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed low-maintenance south-facing garden, a patio, a shed, artificial lawn, a fence panelled and bricked wall 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 - 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.

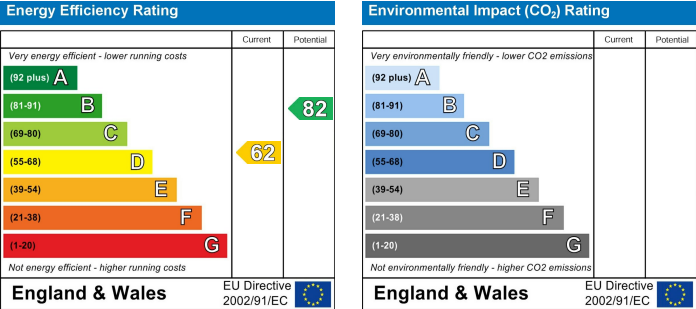
The vendor has advised the following:
Property Tenure is Freehold

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.

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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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