

HoldenCopley

PREPARE TO BE MOVED

Rufford Road, Sherwood, Nottinghamshire NG5 2NQ

Guide Price £350,000

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Due to high demand on this property, we are no longer accepting viewings.

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GUIDE PRICE £350,000 - £375,000

BURSTING WITH CHARACTER...

Welcome to this four-bedroom semi-detached home, brimming with character and offering a warm and inviting ambience. As you step through the porch into the spacious entrance hall, you're greeted by the allure of traditional design. The ground floor boasts a cosy living room, perfect for relaxing evenings, a separate dining room ideal for entertaining guests and a well-appointed fitted kitchen complete with a pantry for ample storage. Ascending to the first floor, you'll discover four generously sized bedrooms, each offering a tranquil retreat for restful nights. Completing the accommodation is a three-piece bathroom suite, providing convenience and comfort for the whole family. Outside, this property continues to impress with on-street parking for ease of access and a generous-sized private enclosed garden, offering a serene outdoor space for relaxation and recreation. The garden also features a brick-built outbuilding, providing versatile storage options or potential for conversion into a home office or studio. Perfectly situated in a sought-after location, you'll be within easy reach of the vibrant Sherwood High Street. Here, you'll find a plethora of shops, delightful eateries and excellent transport links, making everyday life a breeze. Don't miss the opportunity to make this character-filled property your own.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Spacious Living Room
- Dining Room
- Modern Fitted Kitchen With A Pantry
- Four-Piece Bathroom Suite
- Great-Sized Private Enclosed Garden
- On-Street Parking
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has original tiled flooring, windows to the side elevations and a single door providing access into the accommodation

Hallway

16'9" x 12'5" (5.12 x 3.79)

The hallway has original patterned tiled flooring, carpeted stairs, two in-built storage cupboards, a fitted storage cupboard, a radiator, wall-mounted light fixtures, cornice to the ceiling and two windows to the front and side elevations with stained glass inserts

Living Room

16'7" x 12'11" (5.06 x 3.94)

The living room has carpeted flooring, an original feature fireplace with a decorative surround, a TV point, a radiator, cornice to the ceiling and a box bay window to the front elevation

Dining Room

15'5" x 12'11" (4.72 x 3.94)

The dining room has wooden floorboards, an original feature fireplace with a decorative surround, a radiator, cornice to the ceiling and a glass sliding door providing access to the rear garden

Kitchen

12'4" x 11'10" (3.78 x 3.63)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor hood, a radiator, tiled splashback, tiled flooring, a window to the rear elevation and a single door providing access to the rear garden

Pantry

6'11" x 6'0" (2.13 x 1.83)

The pantry has tiled flooring, space for a fridge freezer, space and plumbing for a washing machine, an obscure window to the side elevation and provides ample storage space

FIRST FLOOR

Landing

10'3" x 7'1" (3.14 x 2.16)

The landing has carpeted flooring, a radiator, a window to the front elevation and provides access to the first floor accommodation

Master Bedroom

15'5" x 12'8" (4.72 x 3.88)

The main bedroom has a radiator and a window to the rear elevation

Bedroom Two

14'0" x 12'10" (4.27 x 3.93)

The second bedroom has carpeted flooring, a radiator and a window to the front elevation

Bedroom Three

10'2" x 9'0" (3.12 x 2.76)

The third bedroom has carpeted flooring, a radiator and a window to the front elevation

Bedroom Four

12'5" x 8'6" (3.79 x 2.60)

The fourth bedroom has carpeted flooring, an in-built storage cupboard, a radiator, a loft hatch and two windows to the side and rear elevations

Bathroom

9'8" x 7'7" (2.95 x 2.32)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a fitted shower enclosure with a wall-mounted shower fixture, tiled splashback, a chrome heated towel rail, a radiator, recessed spotlights and two obscure windows to the side elevation

OUTSIDE

Front

To the front of the property is low-maintenance garden and access to on-street parking

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a generous-sized lawn, a brick-built outbuilding, a range of plants and shrubs and panelled fencing

Outbuilding

18'2" x 8'0" (5.56 x 2.44)

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 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

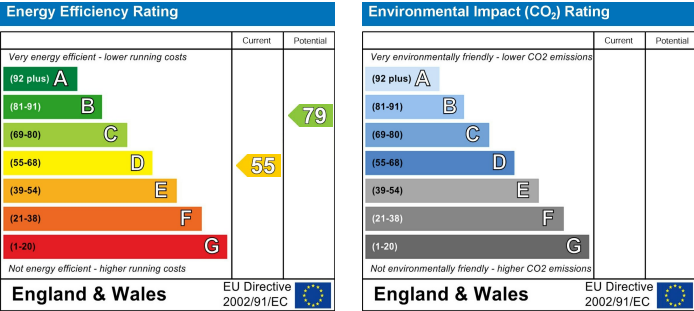
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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