

HoldenCopley

PREPARE TO BE MOVED

Sheridan Way, Sherwood, Nottinghamshire NG5 1PH

Guide Price £325,000 - £335,000

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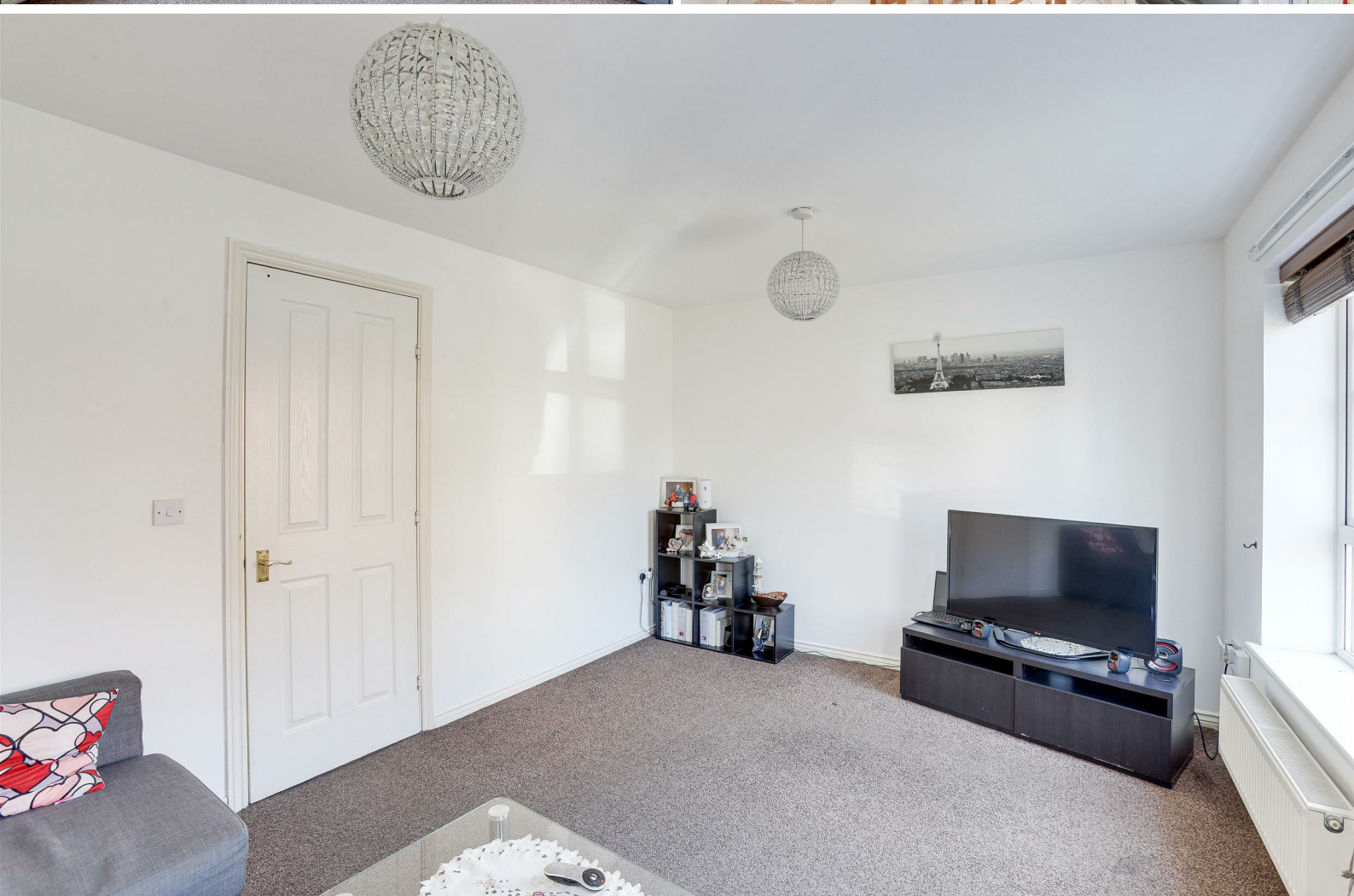


GUIDE PRICE: £325,000 - £335,000

GREAT-SIZED FAMILY HOME...

Situated in a popular location near the bustling Sherwood High Street, this four-bedroom terraced home offers spacious and versatile accommodation across three floors, making it an ideal choice for a growing family. Offered to the market with no upward chain, the property is within easy reach of a variety of shops, cafes, and excellent transport links, as well as the City Hospital and Nottingham City Centre. The ground floor welcomes you with an entrance hall leading to a convenient WC, a reception room, and a well-appointed kitchen diner, perfect for family meals and entertaining. The first floor boasts an additional reception room, providing flexible living space, alongside a generously sized double bedroom serviced by a bathroom suite. Upstairs, the second floor hosts three further bedrooms, including a master bedroom benefitting from an en-suite, as well as an additional WC. Outside, the property features a driveway and garage to the front, while the rear enjoys an enclosed garden.

MUST BE VIEWED





- Three-Storey Terraced House
- Four Bedrooms
- Two Versatile Reception Rooms
- Fitted Kitchen Diner
- Two Bathroom Suites & Two Separate WCs
- Driveway & Garage
- Enclosed Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

17'10" max x 7'4" (5.44m max x 2.26m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, a UPVC double-glazed window to the side elevation, a wall-mounted consumer unit, and a single door providing access into the accommodation.

Reception Room

10'8" max x 10'7" (3.26m max x 3.23m)

This room has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

WC

7'4" x 3'0" (2.26m x 0.93m)

This space has a low level flush WC, a wash basin with fitted storage, a radiator, wood-effect vinyl flooring, and an extractor fan.

Kitchen/Diner

16'4" max x 15'7" (4.99m max x 4.76m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated double oven, a five-ring gas hob with an extractor fan, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, space for a dining table, tiled splashback, tiled flooring, two radiators, a UPVC double-glazed bay window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7'1" x 3'6" min (2.16m x 1.08m min)

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

Living Room

15'8" x 10'5" (4.79m x 3.20m)

This living room has two UPVC double-glazed windows to the front elevation, carpeted flooring, two radiators, and a TV point.

Bathroom

7'0" max x 6'4" (2.15m max x 1.94m)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a mains-fed shower, wood-effect vinyl flooring, partially tiled walls, a radiator, an extractor fan, and recessed spotlights.

Bedroom Two

15'8" x 9'3" (4.80m x 2.82m)

The second bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, and a radiator.

SECOND FLOOR

Upper Landing

10'2" x 3'7" min (3.11m x 1.10m min)

The upper landing has a UPVC double-glazed window to the side elevation, carpeted flooring, an in-built cupboard, access to the loft, and provides access to the second floor accommodation.

Bedroom One

15'9" max x 9'3" (4.81m max x 2.82m)

The first bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator, and access into the en-suite.

En-Suite

6'4" x 4'10" (1.95m x 1.48m)

The en-suite has a low level flush WC, a pedestal wash basin, a shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a radiator, an extractor fan, and recessed spotlights.

WC

5'4" x 3'1" (1.64m x 0.95m)

This space has a low level flush WC, a pedestal wash basin, vinyl flooring, tiled splashback, a radiator, an extractor fan, a recessed display alcove with shelving, and a singular recessed spotlight.

Bedroom Three

8'9" x 7'4" (2.69m x 2.25m)

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

Bedroom Four

10'5" x 6'7" (3.20m x 2.02m)

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

OUTSIDE

Front

To the front of the property is a driveway with access into the garage.

Rear

The rear features an enclosed garden with a lawn, a variety of trees, plants, and shrubs, all bordered by fence panels.

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 D
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

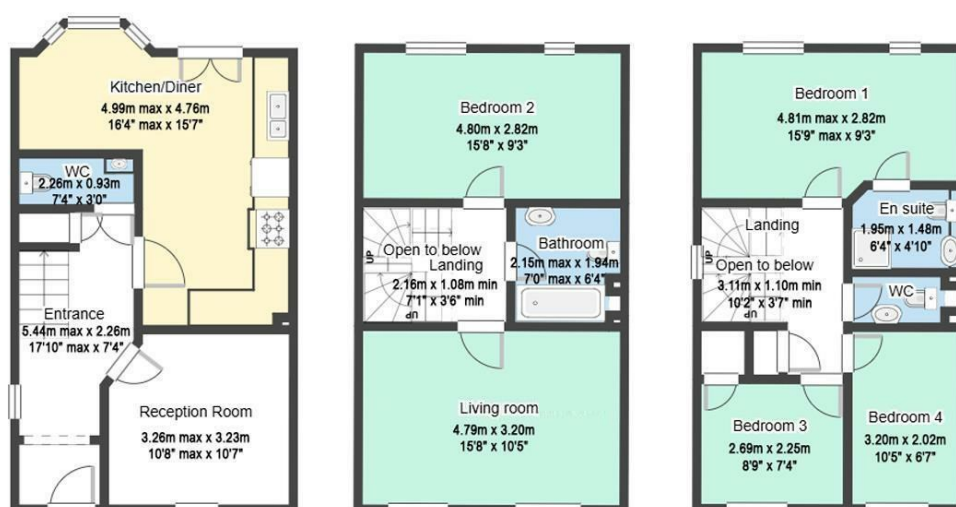
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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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