

# HoldenCopley

PREPARE TO BE MOVED

Weaving Gardens, Sherwood, Nottinghamshire NG5 3JH

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Guide Price £290,000 - £300,000



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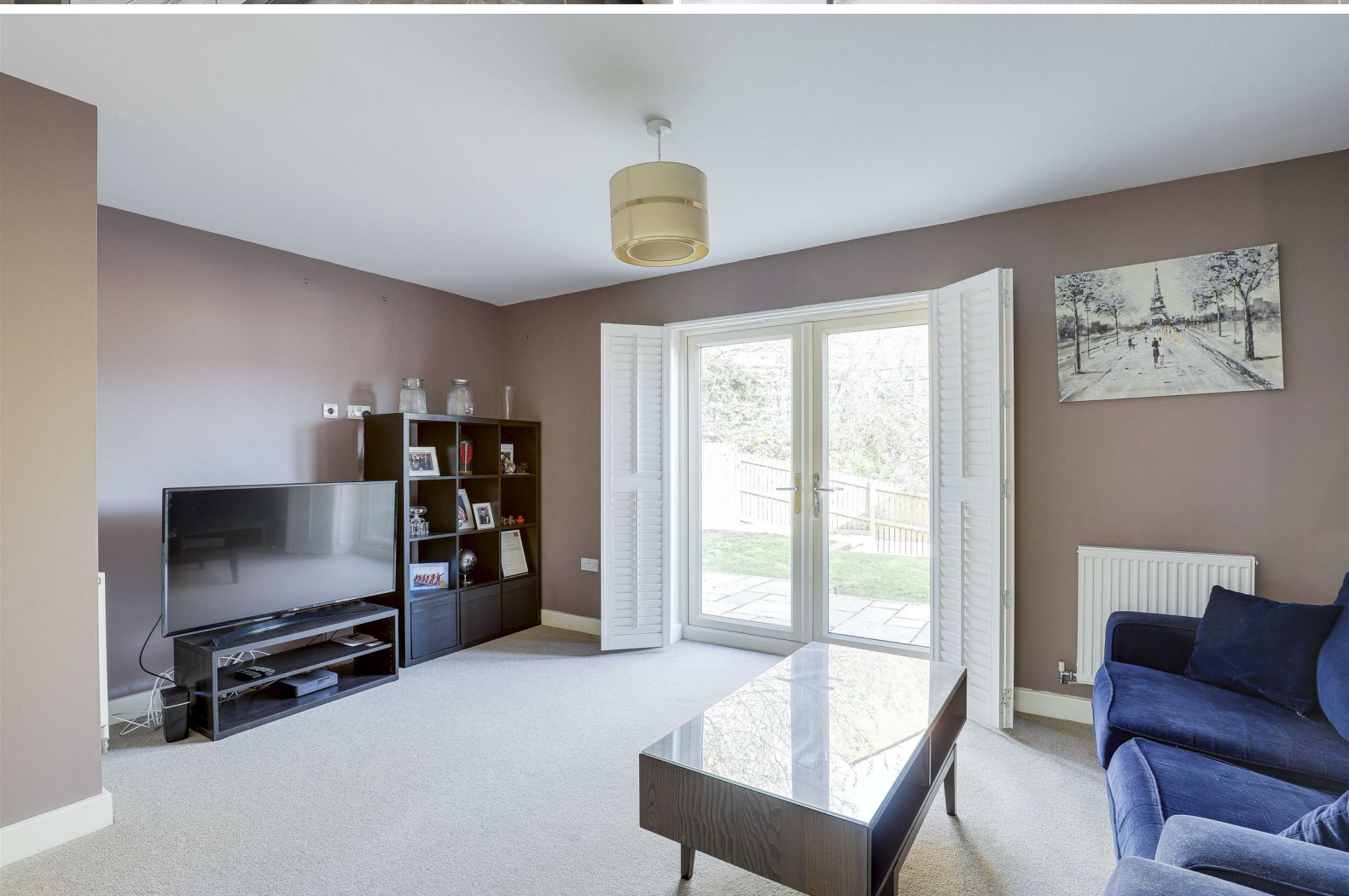


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WELL-PRESENTED THROUGHOUT...

This three-bedroom semi-detached house offers generous living space across three floors and is well-presented throughout, making it ideal for growing families. Located in a popular area, the property is close to a range of amenities including shops, eateries, schools, the City Hospital, and provides easy access to Nottingham City Centre. Inside, the ground floor welcomes you with an entrance hall that leads to a modern fitted kitchen, complete with space for a dining table and internal doors offering open-plan access to the reception room, ideal for everyday living and entertaining. Also on this level is a convenient W/C. The first floor features two double bedrooms, both served by a three-piece bathroom suite. The top floor is dedicated to the main bedroom, which includes fitted wardrobes and a private en-suite. Outside, the property offers a driveway to the front providing off-road parking, and to the rear, a private garden with two patio seating areas and a lawn perfect for enjoying the outdoors.

MUST BE VIEWED!







- Three Storey Semi-Detached House
- Three Double Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

3’2" × 14’10" (0.99m × 4.53m)

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

Kitchen Diner

8’11" × 14’8" (2.74m × 4.49m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, hob, extractor fan, dishwasher and fridge freezer, partially tiled walls, a wall-mounted extractor fan, recessed spotlights, a radiator, tiled flooring, sliding patio doors providing access to the reception room and a UPVC double-glazed window to the front elevation.

Living Room

10’4" × 15’10" (3.17m × 4.83m)

The living room has carpeted flooring, two radiators and double French doors with fitted shutters, opening out to the rear garden.

W/C

6’2" × 2’11" (1.89m × 0.90m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, recessed spotlights, an extractor fan and tiled flooring.

FIRST FLOOR

Landing

10’2" × 6’7" (3.11m × 2.02m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard, and access to the first floor accommodation.

Bedroom Two

10’8" × 8’11" (3.26m × 2.72m)

The second bedroom has carpeted flooring, a radiator, fitted floor-to-ceiling sliding door wardrobes and a UPVC double-glazed window to the font elevation.

Bedroom Three

8’10" × 12’5" (2.71m × 3.81m)

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

Bathroom

6’8" × 9’1" (2.04m × 2.77m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, partially tiled walls, a radiator, an in-built storage cupboard, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

Stairs To Master Bedroom

5’6" × 6’7" (1.70m × 2.02m)

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

SECOND FLOOR

Master Bedroom

16’0" × 12’5" (4.90m × 3.81m)

The main bedroom has carpeted flooring, two radiators, fitted sliding door wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

4’8" × 8’0" (1.44m × 2.45m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure has an overhead rainfall shower and a handheld shower head, a radiator, partially tiled walls, recessed spotlights, an extractor fan, tiled flooring and a Velux window.

OUTSIDE

Front

To the front is is a driveway providing off-road parking for two cars, gated access to the rear garden and a gravel garden.

Rear

To the rear is a private enclosed garden with a paved patio area, a lawn, steps leading down to an additional paved patio area with a wooden Pergola, a shed and fence panelling and brick-wall boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download speed at

1800Mbps and Highest upload speed at 1000Mbps

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

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

Service Charge in the year marketing commenced (£PA): £208.56

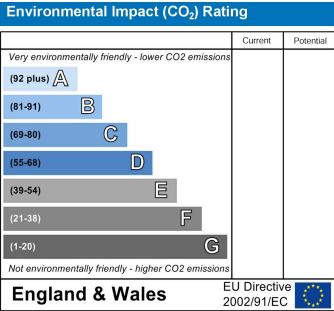
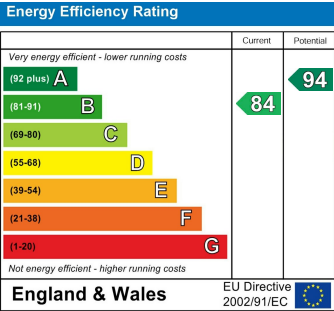
The information regarding service charges has been obtained from the vendor.

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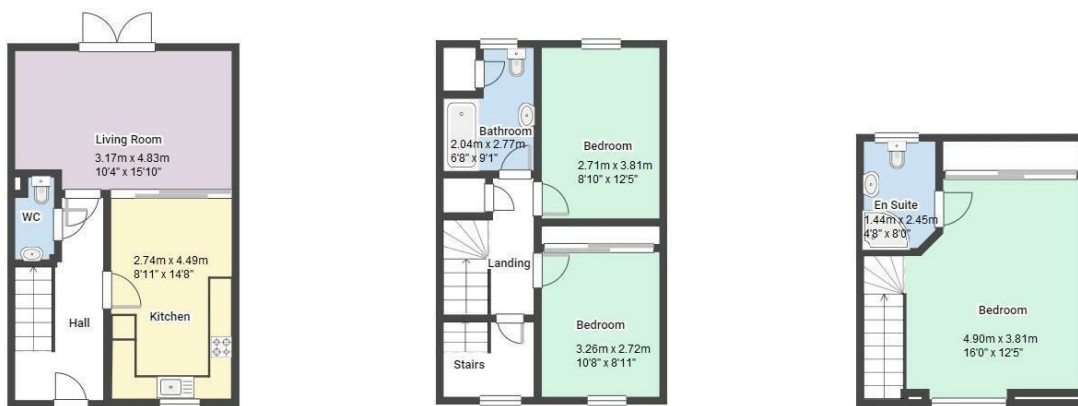
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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