

HoldenCopley

PREPARE TO BE MOVED

Sherwood Vale, Sherwood, Nottinghamshire NG5 4EH

Guide Price £250,000 - £260,000

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NO UPWARD CHAIN...

Situated in a sought-after location, this delightful three-bedroom semi-detached house has character and offers a lot of potential – perfect for a growing family looking to put their own stamp on a home. The ground floor features a welcoming entrance hall, a well-equipped fitted kitchen with integrated appliances, a spacious living room with a bay window, traditional fireplace and an archway that leads through to a separate dining room, complete with a cosy log burner and French doors that open out to the rear garden. Upstairs, the property offers two generous double bedrooms with original fireplaces, a comfortable single bedroom, and a three-piece bathroom suite. To the front, there's access to on-street parking, while the rear boasts a private, south-facing garden with a patio and lawn. Conveniently located close to local shops, in the catchment area for reputable schools, and benefiting from excellent transport links into the City Centre, this charming property is also offered with no upward chain.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Original Features Including Traditional Fireplaces
- No Upward Chain
- Private South-Facing Garden
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'3" x 6'2" (3.44m x 1.90m)

The entrance hall was wood flooring and carpeted stairs, a radiator, wood-framed single-glazed obscure windows to the front elevation, and a single wooden door with a glass insert providing access into the accommodation.

Kitchen

11'9" x 7'2" (3.59m x 2.19m)

The kitchen has fitted wall and base units with rolled-edge worktops, a ceramic sink with a swan neck mixer tap and a drainer, an integrated oven, a gas hob with an extractor fan, a wall-mounted baxi boiler, and integrated fridge, a washing machine, partially tiled walls, recessed spot lights, a radiator, tiled flooring, UPVC double-glazed windows to the side and rear elevation, and a single wooden door providing access to the rear garden.

Living Room

12'2" x 11'8" (3.71m x 3.56m)

The living room has carpeted flooring, a radiator, a traditional open fireplace with a hearth and a decorative surround, shelving in alcove, recessed spotlights, a UPVC double-glazed bay window to the front elevation, and an archway providing open access into the dining room.

Dining Room

13'10" x 12'1" (4.24m x 3.69m)

The dining room has wood flooring, a radiator, a picture rail, a recessed chimney breast with a log burner and an exposed brick surround, UPVC double-glazed windows to the rear elevation, and double French doors opening out on the rear garden.

FIRST FLOOR

Landing

7'3" x 5'10" (2.22m x 1.79m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

Mater Bedroom

13'5" x 11'0" (4.09m x 3.36m)

The main bedroom has wood flooring, a radiator, a picture rail, a traditional fireplace with a decorative surround, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'5" x 10'11" (3.81m x 3.35m)

The second bedroom has carpeted flooring, a radiator, a picture rail, a traditional fireplace with a decorative surround, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10'2" x 7'4" (3.10m x 2.26m)

The third bedroom has wood flooring, a radiator, access to the loft, and a UPVC double-glazed window to the front elevation.

Bathroom

8'7" x 5'10" (2.62m x 1.78m)

The bathroom has a low level flush W/C, a pedestal wash basin with taps, a panelled bath with an overhead rainfall shower and a hand-held shower head, a radiator, an electric shaving point, a chrome heated towel rail, an extractor fan, partially tiled walls, vinyl flooring, and UPVC double-glazed obscure windows to the side and rear elevation.

OUTSIDE

Front

To the front on the property is small garden with various bushes and shrubs, brick wall boundaries and access to on-street parking.

Rear

To the rear is a south-facing garden with a patio area, a lawn, a shed, and hedge border surroundings.

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
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

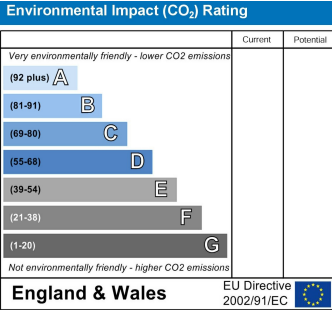
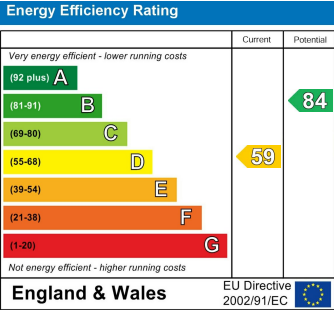
DISCLAIMER

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
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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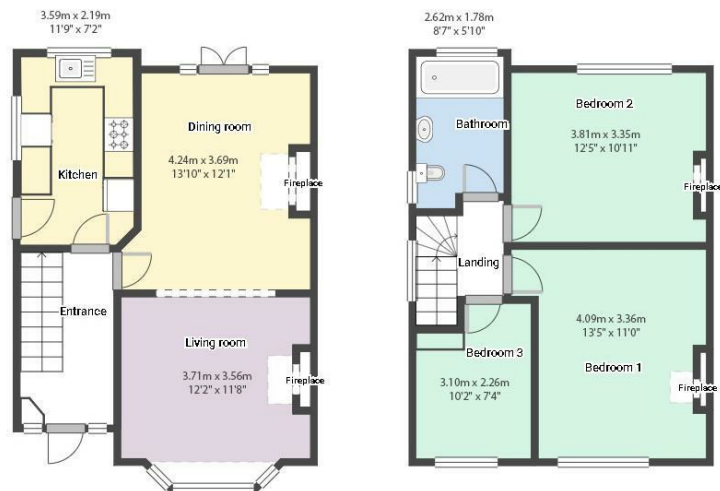
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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