

HoldenCopley

PREPARE TO BE MOVED

Haydn Avenue, Sherwood, Nottinghamshire NG5 2LH

£210,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented two-bedroom mid-terrace home offers deceptively spacious accommodation, making it the perfect choice for anyone looking to move straight in. Sold as seen with no upward chain, this property is ideally situated in a popular location close to an array of local amenities, excellent transport links, and great school catchments, while also being within easy reach of the city centre. The ground floor boasts a bay-fronted living room, a separate dining room with access down to the cellar, and a modern fitted kitchen. Upstairs, there are two generously sized double bedrooms and a stylish three-piece bathroom suite, with access to the loft for further storage potential. Outside, on-street parking is available to the front, while the rear features a private, low-maintenance west-facing gravelled garden—perfect for relaxing or entertaining.

MUST BE VIEWED





- Mid-Terrace House
- Two Double Bedrooms
- Bay Fronted Living Room & Dining Room
- Modern Fitted Kitchen
- Cellar
- Three Piece Bathroom Suite
- West-Facing Low Maintenance Rear Garden
- Beautifully Presented Throughout
- Sold As Seen
- No Upward Chain





BASEMENT

Cellar

13'8" x 5'7" (4.19 x 1.72)

The cellar has lighting and ample storage.

Cellar

11'5" x 5'8" (3.50 x 1.74)

The cellar has shelving and ample storage.

GROUND FLOOR

Living Room

13'9" x 11'7" (4.21 x 3.54)

The living room has a UPVC double-glazed bay window to the front elevation, wooden flooring, a radiator, a TV point, a traditional fireplace with a decorative surround and a single composite door providing access into the accommodation.

Dining Room

12'4" x 11'7" (3.78 x 3.55)

The dining room has a UPVC double-glazed window to the rear elevation, tiled flooring, a radiator, a recessed chimney breast alcove with a tiled hearth and surround, a dining table set, a fridge-freezer, access down to the cellar, a UPVC double-glazed window to the rear elevation and open access into the kitchen.

Kitchen

9'0" x 6'10" (2.76 x 2.10)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a washing machine, a sink and a half with drainer and a swan neck mixer, tiled flooring, a UPVC double-glazed window to the side elevation and a single composite door providing access out to the garden.

FIRST FLOOR

Landing

15'7" x 2'7" (4.77 x 0.81)

The landing has carpeted flooring, a radiator, a wall-mounted light fixtures, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11'8" x 8'1" (3.56 x 2.47)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a double bed and an original open fireplace.

Bedroom Two

12'5" x 8'7" (3.79 x 2.62)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a double bed and an original open fireplace.

Bathroom

8'7" x 6'11" (2.63 x 2.11)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower and a glass shower screen, tiled flooring, partially tiled walls, a radiator, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a private west-facing gravelled garden with a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G and some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.

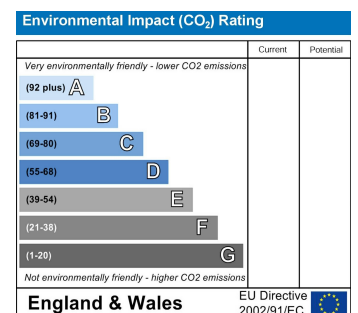
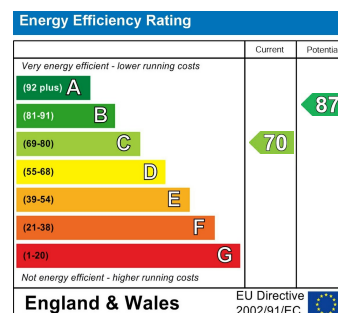
The vendor has advised the following:

Property Tenure is Freehold

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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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