

# HoldenCopley

PREPARE TO BE MOVED

Covedale Road, Sherwood, Nottinghamshire NG5 3HY

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£300,000



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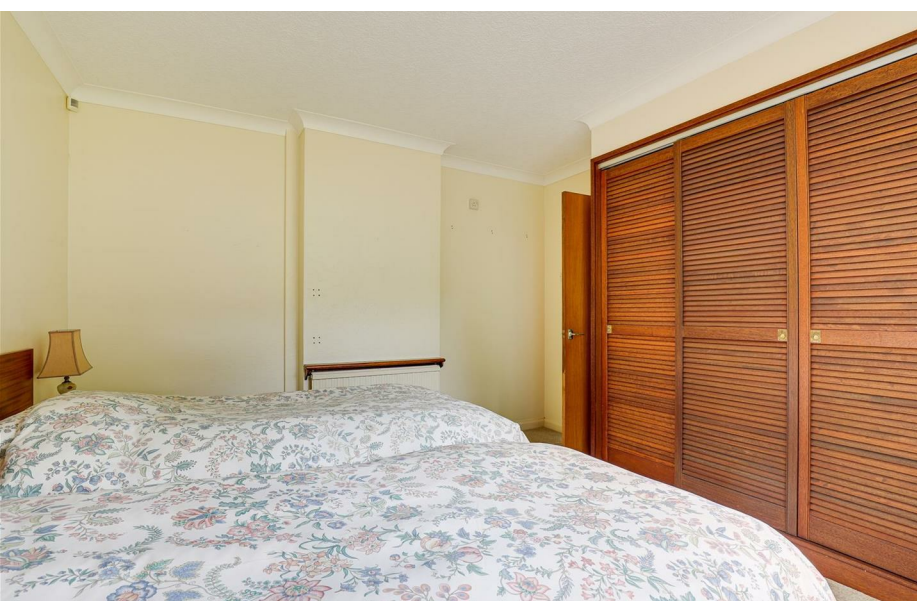
## SPACIOUS BUNGALOW WITH NO UPWARD CHAIN...

This two-bedroom detached bungalow offers generous accommodation and is brimming with potential, making it a fantastic opportunity for a range of buyers looking to put their own stamp on a property. Offered to the market with no upward chain, this home occupies a great-sized plot and is ideally positioned in a popular location close to a range of local amenities, excellent transport links, the City Hospital, and has easy access into Nottingham City Centre. Internally, the accommodation comprises an entrance porch and hallway, a spacious living room, a fitted kitchen diner, a separate utility room, two double bedrooms both with built-in wardrobes, a bathroom suite, and a separate WC. Outside, the property benefits from an in-and-out driveway providing off-road parking for multiple vehicles, access into the garage, and a well-maintained south-facing garden to the rear – perfect for enjoying the warmer months.

PLENTY OF POTENTIAL – VIEWING IS HIGHLY RECOMMENDED!







- Detached Bungalow
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Bathroom with Separate WC
- Driveway for Multiple Cars
- South-Facing Garden
- Close to Local Amenities
- Plenty of Potential
- Must Be Viewed











ACCOMMODATION

Porch

The porch has a sliding door providing access into the accommodation.

Entrance Hall

16'1" x 6'3" (4.92m x 1.91m)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, in-built storage cupboards, access to the loft with lighting via a drop-down ladder, and a single obscured glass door via the porch.

Living Room

15'11" x 11'11" (4.86m x 3.64m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, coving to the ceiling, a TV point, and a feature fireplace with an exposed brick surround and tiled hearth.

Kitchen

12'2" x 10'10" (3.72m x 3.32m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mono mixer tap and drainer, an integrated oven, a gas hob with an extractor hood, an integral fridge, space for a dining table, fully tiled walls, tiled flooring, a radiator, a wall-mounted boiler, coving to the ceiling, and two UPVC double-glazed windows to the front elevation.

Utility Room

12'2" x 4'11" (3.71m x 1.51m)

The utility room has a fitted worktop with a base unit, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, space for other appliances, tiled flooring, tiled splashback, a radiator, an in-built cupboard, UPVC double-glazed windows to the front and side elevation, and a single door providing side access.

Master Bedroom

10'11" x 12'11" (3.34m x 3.95m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, an in-built cupboard, and an in-built wardrobe.

Bedroom Two

11'11" x 11'11" (3.64m x 3.65m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, two radiators, and a fitted sliding door wardrobe.

WC

5'5" x 2'10" (1.65m x 0.86m)

This space has a low level flush WC, parquet-style vinyl flooring, a radiator, fully tiled walls, a grab handle, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

Bathroom

6'3" x 5'5" (1.92m x 1.67m)

The bathroom has a pedestal wash basin, a bath with a mains-fed shower, grab handles, a chrome heated towel rail, carpeted flooring, fully tiled walls, a wall-mounted mirrored cabinet, an electrical shaving point, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is an in-and-out driveway providing off-road parking for multiple cars, various shrubs, a single pathway giving access to the rear garden, and access to the garage towards the rear.

Rear

To the rear of the property is a private enclosed garden with a lawn, a range of plants and shrubs, two brick sheds, a patio to the rear, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media, CityFibre  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 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 - Please note that the gas hob and the integrated fridge are currently not in working order.

DISCLAIMER

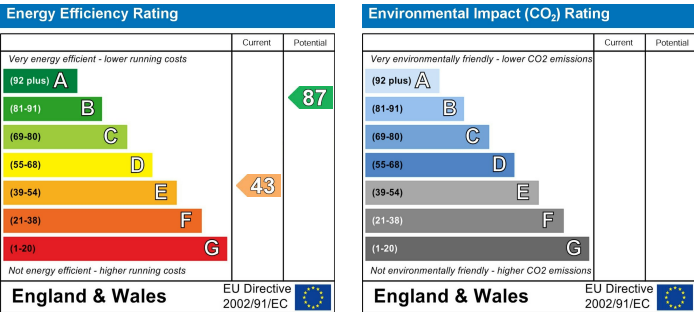
Council Tax Band Rating - Nottingham City Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

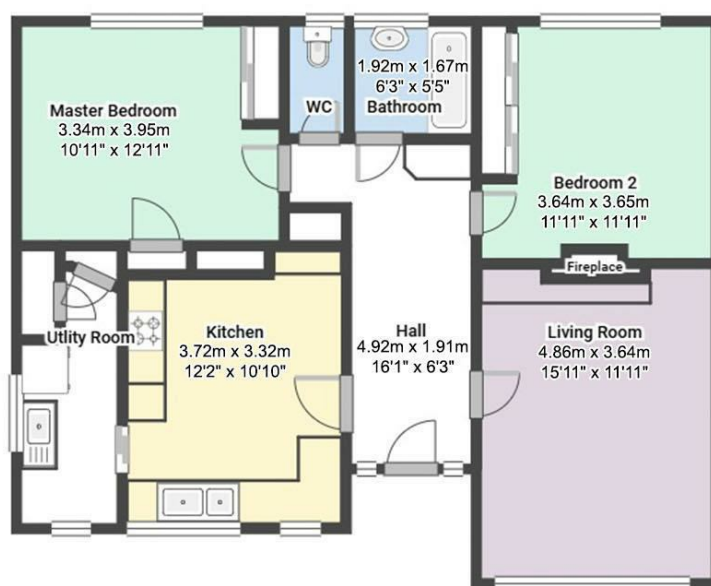
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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