

HoldenCopley

PREPARE TO BE MOVED

Wentworth Road, Sherwood, Nottinghamshire NG5 2LL

Guide Price £180,000

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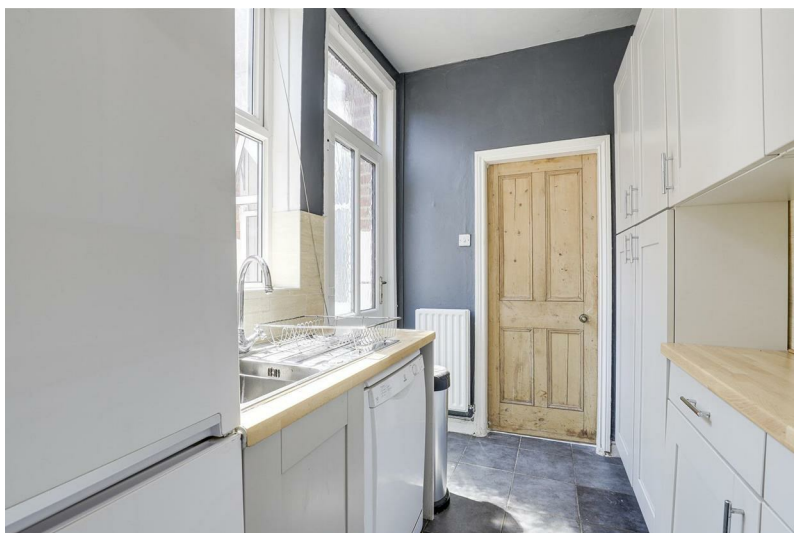


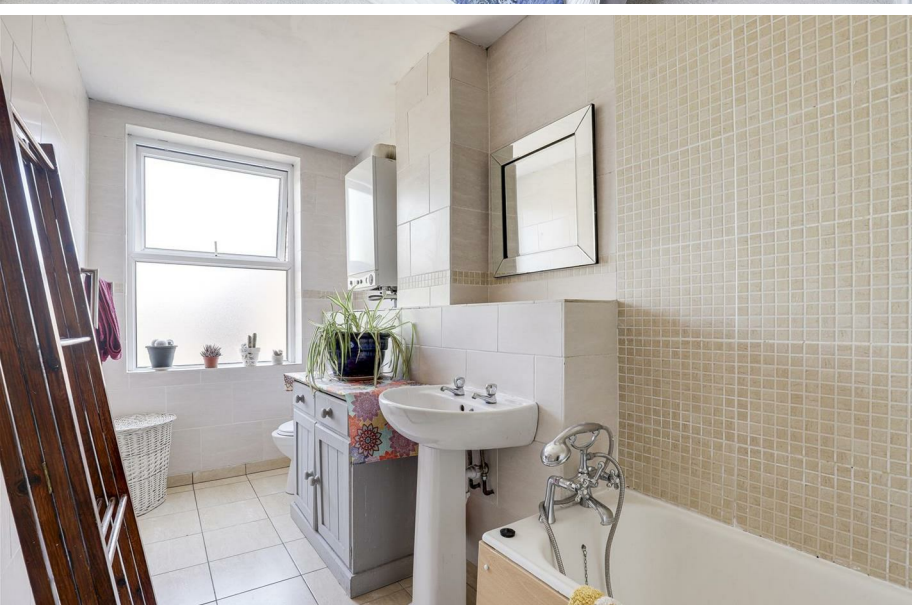
GUIDE PRICE £180,000 - £190,000

NO UPWARD CHAIN...

This charming two-bedroom end-terraced house perfectly blends modern comfort with characterful features and is ideal for a range of buyers. The ground floor benefits from two spacious reception rooms, with the living room featuring a traditional fireplace and the dining room offering a cosy log burner—ideal for relaxing evenings in. The modern fitted kitchen is well-equipped and includes all white goods, making it ready to move straight into. Upstairs, there are two generously sized double bedrooms, both offering a comfortable retreat, along with a three-piece bathroom suite that is fully tiled for a sleek finish. Outside, the property enjoys a private, enclosed courtyard-style garden—perfect for outdoor entertaining or unwinding in a peaceful setting. Additional benefits include a handy coal shed for storage, an outdoor W/C, and on-street parking. What's more, the full contents of the property—including beds, wardrobes, fixtures, fittings, and all white goods—can be included in the sale, making this an ideal turnkey opportunity for a first-time buyer or anyone looking for a hassle-free move. Situated in a sought-after location just a short walk from Sherwood High Street, you'll have easy access to a variety of shops, cafés, and excellent transport links. With Nottingham City Centre and the City Hospital also within close reach, this home is ideally placed for a convenient and connected lifestyle.

MUST BE VIEWED





- End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms With Feature Fireplaces
- Modern Fitted Kitchen Featuring White Goods
- Fully Tiled Three-Piece Bathroom Suite
- Private Enclosed Courtyard-Style Garden
- All Fixtures & Fittings Included If Needed
- On-Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

14'0" into bay x 11'5" (4.27m into bay x 3.49m)

The living room has laminate flooring, a cast iron feature fireplace with provence gas heater, a wooden mantelpiece and a tiled hearth, a radiator, coving to the ceiling, two UPVC double-glazed windows to the front elevation, and a single UPVC door providing access into the accommodation.

Dining Room

15'2" max x 11'5" (4.63m max x 3.49m)

The dining room has laminate flooring, carpeted stairs, a recessed chimney breast alcove with a feature log-burning stove, a TV point, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen

13'1" x 5'11" (4.00m x 1.81m)

The kitchen has a range of fitted base and wall units with laminate worktops, a stainless steel sink with a swan neck mixer tap, a freestanding cooker with an extractor hood, a freestanding washing machine,, dishwasher and fridge freezer, a radiator, tiled flooring, tiled splashback, two UPVC double-glazed windows to the side elevation, and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

15'2" x 2'7" (4.63m x 0.79m)

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

Bedroom One

11'10" x 11'6" (3.62m x 3.51m)

The main bedroom has carpeted flooring, an in-built storage cupboard, a radiator, an original open fireplace, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'2" x 8'6" (3.72m x 2.60m)

The second bedroom has carpeted flooring, an open access storage cupboard, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bathroom

13'0" x 5'8" (3.98m x 1.75m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, a wall-mounted boiler, tiled flooring, fully tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property there is access to on-street parking and side access to the rear garden.

Rear

To the rear of the property is a private enclosed courtyard-style gravelled garden with a coal shed, outdoor W/C, various plants, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband Networks Available -
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

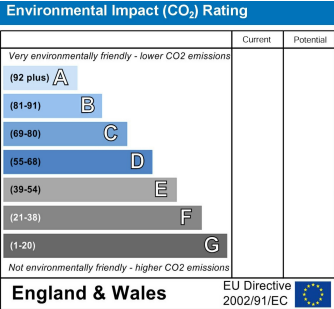
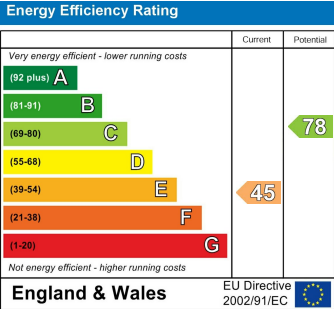
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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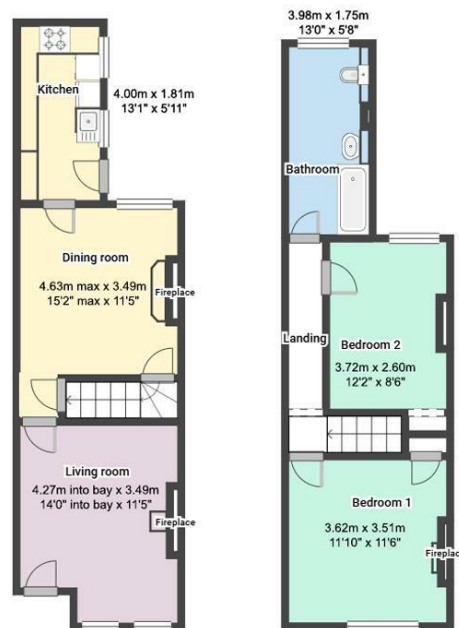
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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