

HoldenCopley

PREPARE TO BE MOVED

Teesdale Road, Sherwood, Nottinghamshire NG5 1DA

By Auction £170,000 - £215,000

This property is for sale by Modern Method of Auction powered by iamsold LTD

Reservation Fee Payable

NO UPWARD CHAIN...

This three-bedroom semi-detached house is bursting with potential and would make the perfect purchase for any buyer looking to put their own stamp on a property. Situated in a popular and convenient location, the property benefits from being within close proximity to a range of local amenities including shops, excellent transport links, sought-after schools and much more. To the ground floor, the property comprises an entrance hall leading into a bay-fronted living room, a separate family room and dining room, a fitted kitchen and a ground floor W/C. Upstairs, the first floor hosts two spacious double bedrooms along with a third single bedroom, a two-piece bathroom suite, and a separate W/C. Outside, to the front of the property is a mature garden with a driveway providing off-street parking and gated access to the rear. To the rear is a generous garden mainly laid to lawn with established borders and enclosed with hedging and fence panelled boundaries. This property is being sold with no upward chain, offering a fantastic opportunity for investors or anyone looking for a renovation project.

MUST BE VIEWED



- Semi Detached House
- Three Bedrooms
- Living Room
- Two Reception Rooms
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Ground floor W/C
- Rear Garden
- For Sale By Modern Auction
- Subject To Reserve Price & Reservation Fee

GROUND FLOOR

Entrance Hall

7'1" x 13'11" (2.16m x 4.25m)
The entrance hall has an obscure window to the front elevation, wood-effect flooring, carpeted stairs, an in-built cupboard, a radiator, and a door providing access into the accommodation.

Living Room

10'11" x 12'5" (3.33m x 3.79m)
The living room has a UPVC double glazed bay window to the front elevation, a radiator, and carpeted flooring.

Family Room

13'11" x 10'10" (4.25m x 3.32m)
The family room has carpeted flooring, a radiator, and access into the dining room.

Dining Room

10'10" x 9'6" (3.31m x 2.90m)
The dining room has a window to the rear elevation, a radiator, wood-effect flooring, and access to the rear porch.

W/C

4'1" x 2'7" (1.25m x 0.79m)
This space has a window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, partially tiled walls, and wood flooring.

Rear Porch

3'6" x 4'5" (1.09m x 1.37m)
The rear porch has vinyl flooring, a UOVC door opening to the rear garden, and access into the kitchen.

Kitchen

17'2" x 7'2" (5.25m x 2.19m)
The kitchen has fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, spaced and plumbing for a washing machine, tiled splashback, wood-effect flooring, an a window to the side elevation.

FIRST FLOOR

Landing

3'9" x 11'0" (1.15m x 3.37m)
The landing has a window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

13'3" x 10'11" (4.04m x 3.34m)
The main bedroom has a window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

11'2" x 10'11" (3.42m x 3.33m)
The second bedroom has a window to the rear elevation, and carpeted flooring.

Bedroom Three

7'1" x 7'4" (2.17m x 2.26m)
The third bedroom has a window to the front elevation, a radiator, and carpeted flooring.

Bathroom

5'3" x 7'2" (1.62m x 2.19m)
The bathroom has a UPVC double glaze obscure window to the rear elevation, a wall-mounted wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, floor-to-ceiling tiling, and carpeted flooring.

W/C

4'5" x 3'8" (1.36m x 1.12m)
This space has a windows to the side elevation, a low level flush W/C, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a mature garden with a driveway, and access to the rear garden.

Rear

To the rear of the property is mainly laid to lawn, with a hedged, and fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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

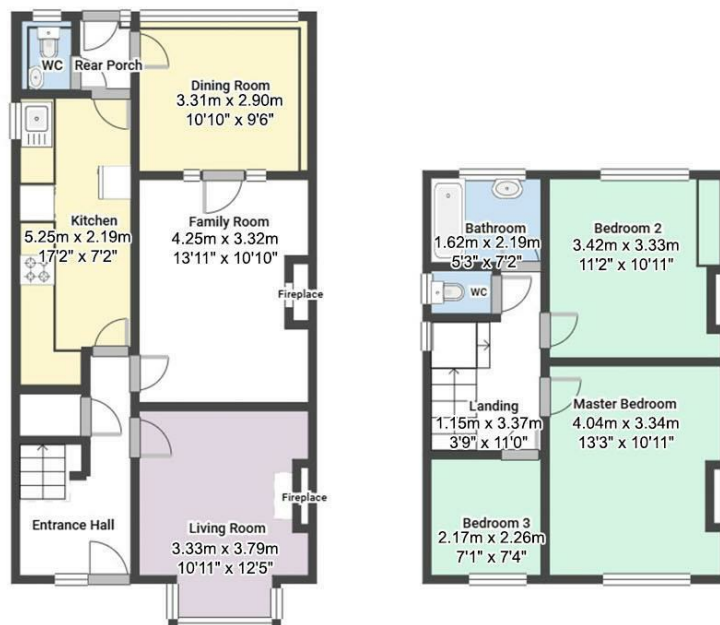
Council Tax Band Rating - Gedling Borough Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold



Teesdale Road, Sherwood, Nottinghamshire NG5 1DA

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.