

HoldenCopley

PREPARE TO BE MOVED

Hamilton Road, Sherwood Rise, Nottinghamshire NG5 1AU

Guide Price £180,000 - £195,000

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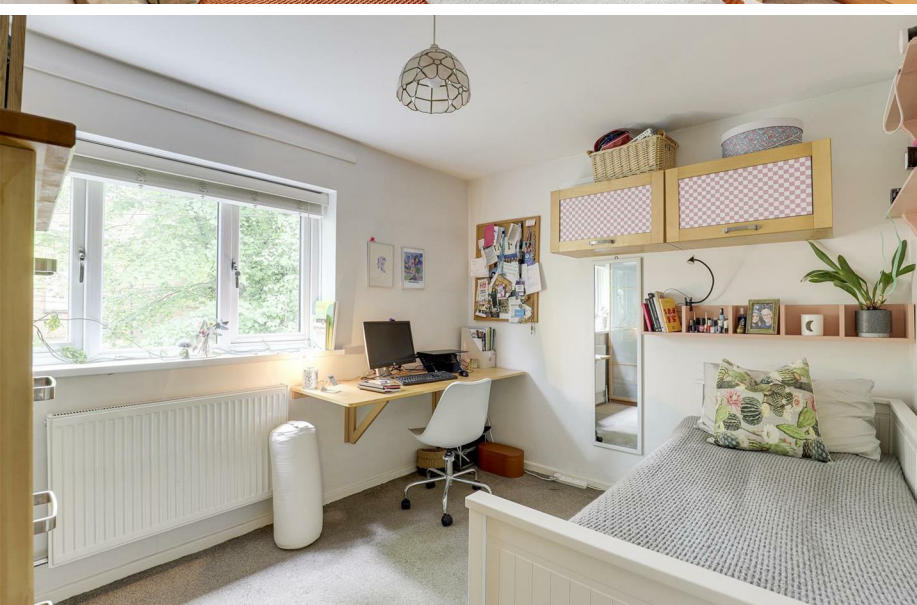
GUIDE PRICE: £180,000 - £190,000

GREAT FIRST TIME BUY...

This well-presented two bedroom end terraced home offers an excellent opportunity for first time buyers, small families, or professionals looking for a comfortable and convenient property. The ground floor features a cosy living room and a fitted kitchen with space for a dining area. Sliding glass patio doors open out onto the enclosed rear garden, providing a seamless connection between indoor and outdoor living. Upstairs, there are two double bedrooms, both serviced by a three-piece bathroom. To the front, the property benefits from a driveway providing off-street parking for multiple vehicles. The rear garden is fully enclosed and includes a patio seating area alongside a well-maintained lawn, ideal for relaxing or entertaining guests. Situated in the popular residential area of Sherwood Rise, the property enjoys close proximity to an array of shops, restaurants, and excellent transport links to Nottingham City Centre and Nottingham City Hospital, making it a truly convenient location for everyday living.

MUST BE VIEWED





- End-Terraced House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- Well Presented Throughout
- Convenient Location
- Excellent Transport Links





GROUND FLOOR

Living Room

14'4" x 10'5" (4.39m x 3.19m)

The living room features carpeted flooring, a radiator, a built-in cupboard, a UPVC double-glazed window to the front elevation, and a single wooden door providing access to the accommodation.

Hall

3'1" x 2'9" (0.95m x 0.85m)

The hall has wood-effect flooring and carpeted stairs.

Kitchen

15'5" x 11'2" (4.72m x 3.41m)

The kitchen features a range of fitted base and wall units with worktops, a stainless steel undermount sink with a swan neck mixer tap, an integrated oven with a ceramic hob and extractor fan, a tiled splashback, space for a fridge freezer, a radiator, space for a dining table, and a sliding glass patio door opening out onto the rear garden.

FIRST FLOOR

Landing

11'10" x 11'3" (3.63m x 3.44m)

The landing has carpeted stairs, a built-in cupboard, and provides access to the first floor accommodation.

Bedroom One

11'1" x 9'7" (3.40m x 2.93m)

The first bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'3" x 8'8" (3.45m x 2.66m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

8'0" x 5'6" (2.46m x 1.68m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and handheld shower head, a bi-folding shower screen, access via a pull-down ladder to the loft, an extractor fan, tile-effect flooring, and partially tiled walls.

OUTSIDE

Front

To the front of the property is a driveway with off-street parking for multiple cars and courtesy lighting.

Rear

To the rear of the property is an enclosed garden featuring a patio seating area, a well-maintained lawn, a gravelled area with various plants and shrubs, mature trees, and a mixture of hedge and fence panelled boundaries.

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 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.

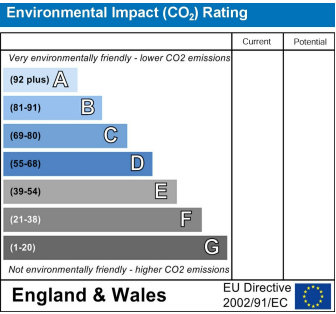
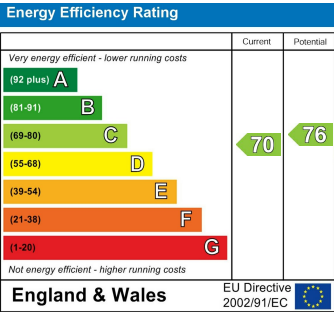
The vendor has advised the following:

Property Tenure is Freehold

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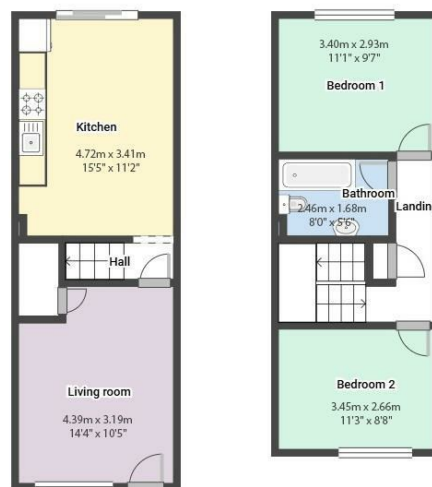
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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