

HoldenCopley

PREPARE TO BE MOVED

Sceptre Street, Sherwood, Nottinghamshire NG5 2HT

£300,000

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BEAUTIFULLY FAMILY HOME IN A POPULAR LOCATION...

This modern end-townhouse, is ideally located in the heart of Sherwood, just a short walk from a range of shops, bars, restaurants, and excellent transport links into the City Centre. Offering spacious accommodation over three floors, it's perfectly suited to a growing family or anyone needing flexible living space. The ground floor includes an entrance hall, a convenient W/C, a stylish fitted kitchen with integrated appliances, and an open-plan lounge/diner with bi-fold doors leading out to the garden. On the first floor, there are two well-proportioned double bedrooms and a contemporary four-piece family bathroom. The top floor is dedicated to a generous master suite, complete with a full-sized en-suite and access to a sheltered balcony with impressive sunset views. Outside, there is on-street parking to the front, while the rear garden is private and low-maintenance, featuring a decked seating area with a built-in bench, raised planters, and established olive trees—ideal for relaxing or entertaining.

MUST BE VIEWED!





- Three Storey End Terrace House
- Three Double Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Spacious Lounge/Diner With Bi-Folding Doors
- Ground Floor W/C
- Stylish Family Bathroom & En-Suite
- Low-Maintenance Garden & Balcony
- On-Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'9" x 5'9" (3.90 x 1.77)

The entrance hall engineered oak flooring with underfloor heating, carpeted stairs, an in-built storage cupboard, recessed spotlights, a UPVC double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

W/C

5'5" x 3'1" (1.67 x 0.96)

This space has a low level dual flush W/C, a wash basin with a mixer tap, tiled flooring with underfloor heating, an extractor fan and recessed spotlights.

Kitchen

13'10" x 6'8" (4.24 x 2.04)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, microwave, hob, extractor fan, washing machine, dishwasher & fridge freezer, partially tiled walls, recessed spotlights, engineered oak flooring with underfloor heating, open-plan access to the lounge/diner and a UPVC double-glazed window to the front elevation.

Lounge/Diner

18'2" x 13'8" (5.55 x 4.19)

The lounge/diner has engineered oak flooring with underfloor heating, an in-built under-the-stairs cupboard, recessed spotlights, and bi-folding doors leading out to the rear garden.

FIRST FLOOR

Landing

11'8" x 3'7" (3.58 x 1.11)

The landing has carpeted flooring and stairs, a radiator, recessed spotlights, and access to the first floor accommodation.

Bedroom Two

13'9" x 11'7" (4.20 x 3.54)

The second bedroom has carpeted flooring, a radiator, recessed spotlights, built-in shelving and two UPVC double-glazed windows to the front elevation.

Bedroom Three

11'10" x 10'10" (3.63 x 3.31)

The third bedroom has carpeted flooring, a radiator, recessed spotlights, in-built fitted sliding door wardrobes and two UPVC double-glazed windows to the rear elevation.

Bathroom

8'0" x 6'1" (2.44 x 1.86)

The bathroom has a low level dual flush W/C, a vanity wash basin with a mixer tap, a panelled bath with a swan neck mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring and walls, a heated towel rail, recessed spotlights and an extractor fan.

SECOND FLOOR

Landing

5'8" x 3'1" (1.74 x 0.95)

The upper landing has carpeted flooring, storage in the eaves, a skylight window, a singular spotlight and access to the second floor accommodation.

Master Bedroom

22'3" x 10'4" (6.80 x 3.15)

The main bedroom has carpeted flooring, two radiators, recessed spotlights, storage in the eaves, an in-built cupboard, access to the en-suite, a skylight window and a sliding patio door providing access to the balcony.

En-Suite

7'0" x 6'5" (2.14 x 1.96)

The en-suite has a low level dual flush W/C, a vanity wash basin, a panelled bath with wall-mounted handheld shower fixture and a glass shower screen, a heated towel rail, tiled flooring and walls, recessed spotlights, an extractor fan, and a skylight window.

Balcony

6'1" x 4'11" (2.11 x 1.52)

The balcony has tiled flooring, wood panelled walls and ceiling, and recessed spotlights.

OUTSIDE

Front

To the front of the property is access to on-street parking.

Rear

To the rear of the property is a private low-maintenance garden with a decked seating area, a built-in bench, raised planters with mature olive trees and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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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Property Tenure is Freehold

Service Charge in the year marketing commenced (EPA): £123.50

The information regarding service charges has been obtained from the vendor.

HoldenCopley have checked the most recent statement for the service charge.

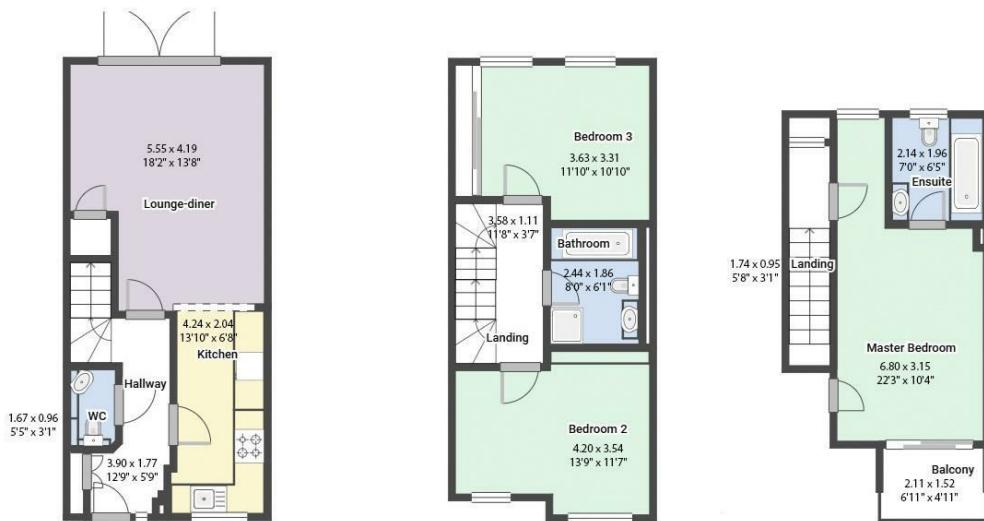
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommend that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	



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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