

HoldenCopley

PREPARE TO BE MOVED

Hamilton Road, Sherwood Rise, Nottinghamshire NG5 1AU

Guide Price £245,000 - £270,000

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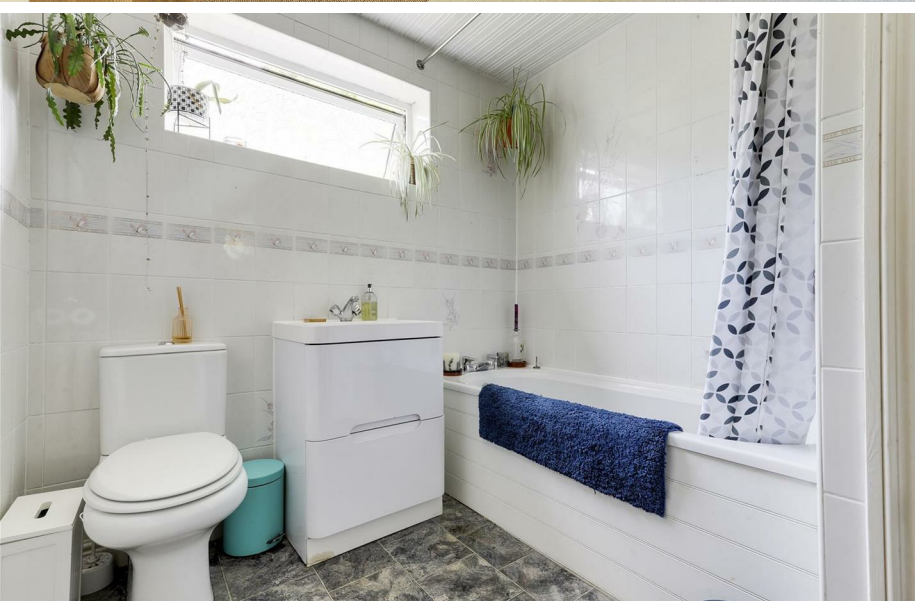
GUIDE PRICE: £245,000 - £260,000

LOCATION, LOCATION, LOCATION...

This semi-detached house is ideally positioned within easy reach of Nottingham City Centre, close to a range of local amenities including shops, schools, the City Hospital and excellent transport links. Offering generous and versatile accommodation spanning across four floors, this property would make an ideal home for first-time buyers or a growing family. The ground floor comprises an inviting entrance hall, a spacious living room and a fitted kitchen diner with exposed beams, along with steps leading down to a versatile basement bedroom / dining room. The first floor hosts two well-proportioned bedrooms, one benefiting from fitted wall-to-wall wardrobes, serviced by a three-piece bathroom suite, while the second floor features a large, fully boarded loft room. Outside, the property benefits from a driveway to the front and a private rear garden with multiple seating areas, providing the perfect space to relax or entertain.

MUST BE VIEWED





- Semi-Detached House
- Three Versatile Bedrooms
- Spacious Living Room
- Kitchen Diner With Exposed Beams
- Three-Piece Bathroom Suite
- Large, Useful Loft Room
- Driveway For Off-Road Parking
- Low Maintenance Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5*9" x 4*3" (1.77 x 1.31)

The entrance hall has solid oak flooring, a radiator, carpeted stairs, a wall-mounted security alarm panel, and a single UPVC door providing access into the accommodation.

Living Room

17*8" x 10*7" (5.41 x 3.23)

The living room has a UPVC double-glazed window to the front and side elevation, solid oak flooring, a TV point, coving to the ceiling, a radiator, and stairs leading down to the basement level.

Kitchen / Diner

13*10" x 13*2" (4.22 x 4.03)

The kitchen has a range of fitted base and wall units with laminate worktops, a sink with Quooker tap and drainer, an integrated double oven, a gas hob with a Neff extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, tile-effect flooring, tiled splashback, exposed beams on the ceiling, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the rear garden.

BASEMENT LEVEL

Dining Room / Bedroom Three

17*7" x 13*7" (5.38 x 4.15)

This versatile room has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a range of fitted base units with rolled edge worktops.

FIRST FLOOR

Landing

10*4" x 5*11" (3.17 x 1.82)

The landing has carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

13*5" x 11*10" (4.09 x 3.61)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and fitted wall-to-wall wardrobes.

Bathroom

7*6" x 7*1" (2.31 x 2.16)

The bathroom has a low level dual flush WC, a vanity unit wash basin, a panelled bath with a wall-mounted electric shower, tiled flooring, fully tiled walls, an in-built cupboard, a radiator with a chrome towel rail, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

14*2" x 10*2" (4.33 x 3.12)

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

SECOND FLOOR

Upper Landing

7*4" x 2*7" (2.25 x 0.81)

The upper landing has carpeted flooring, an in-built cupboard, and provides access to the second floor accommodation.

Loft Room

15*9" x 10*9" (4.82 x 3.29)

The loft room has a UPVC double-glazed window to the side elevation, a skylight window, vinyl flooring, and eaves storage.

OUTSIDE

Front

The front of the property features a block-paved driveway with steps rising to the entrance, along with a useful secure storage area beneath. Gated side access leads to steps ascending to the rear garden.

Rear

To the rear of the property is a private enclosed garden with patio and decked seating area, an outdoor tap, courtesy lighting, a lawn, various planted trees, vegetable growing plots, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach
- 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

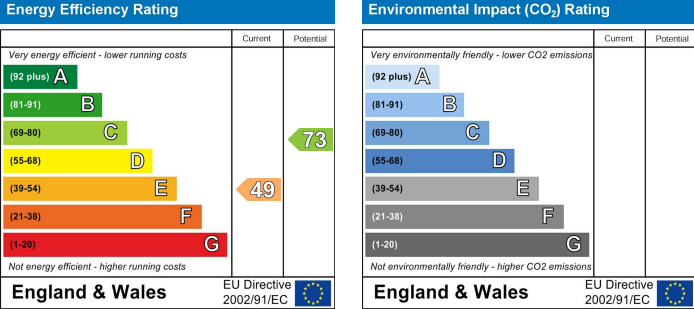
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

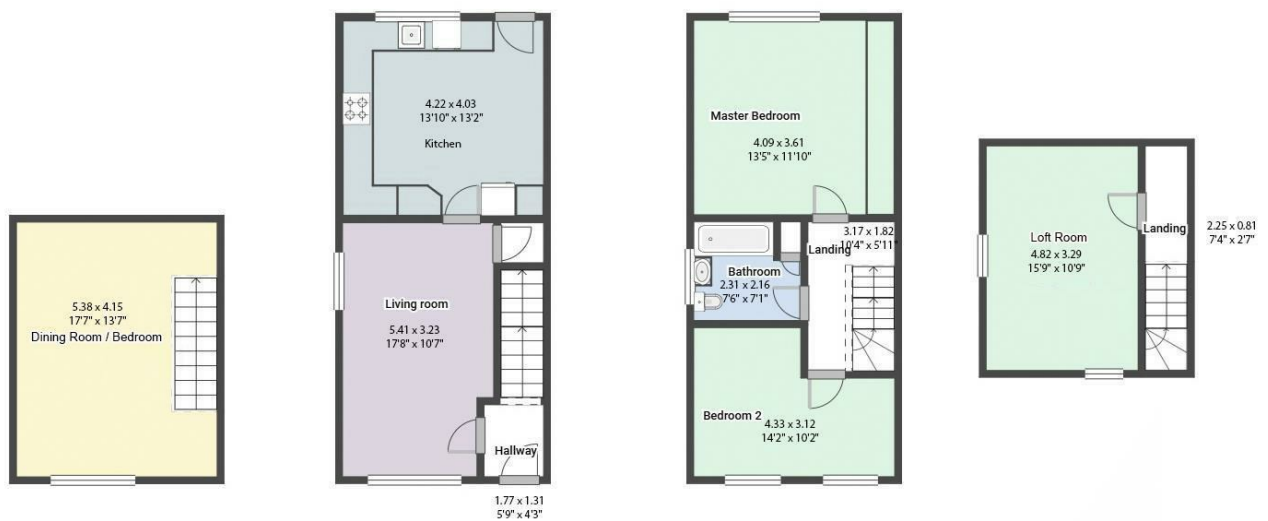
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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