

HoldenCopley

PREPARE TO BE MOVED

Kelham Drive, Sherwood, Nottinghamshire NG5 1RA

£260,000

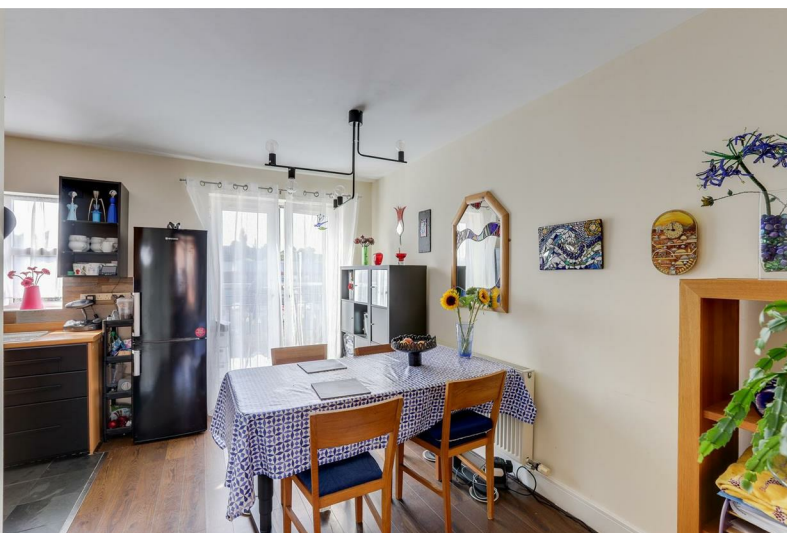
Kelham Drive, Sherwood, Nottinghamshire NG5 IRA



WELL PRESENTED FAMILY HOME SPANNING THREE FLOORS...

This well-presented three-bedroom end-terrace town house offers deceptively spacious accommodation spanning three floors, making it an ideal purchase for a range of buyers looking to move straight in. Situated in a popular and convenient location, the property is within close proximity to a wealth of local amenities including shops, restaurants, bars, excellent transport links, great schools, and is just a short distance from Nottingham City Centre. To the ground floor, the property comprises an entrance hall, a W/C, a useful utility room, and access to the garage. The first floor boasts a bright and airy open-plan kitchen and living space, complete with a fitted kitchen and two sets of French doors opening out to Juliet balconies on either side, allowing plenty of natural light to flood the space. The second floor hosts three generously sized bedrooms, with the master benefitting from fitted double wardrobes, serviced by a three-piece bathroom suite. Outside, the property benefits from a driveway to the front, providing off-street parking for one vehicle, while to the rear is a private south-facing garden featuring a paved patio seating area and a sheltered pergola – perfect for relaxing or entertaining during the warmer months.

MUST BE VIEWED





- Three Storey End-Terrace House
- Three Bedrooms
- Open Plan Fitted Kitchen & Reception Room
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite
- Private South-Facing Rear Garden
- Off-Road Parking & Garage
- Popular Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

20’7" × 6’6" (max) (6.28m × 1.99m (max))

The entrance hall has a UPVC double-glazed window to the side elevation, tiled flooring, carpeted stairs, an under the stairs cupboard, a radiator and a single composite door providing access into the accommodation.

W/C

6’1" × 2’9" (1.87m × 0.86m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, tiled flooring, a radiator and a UPVC double-glazed obscure window to the front elevation.

Utility Room

8’11" × 6’6" (2.72m × 2.00m)

The utility room has fitted base and wall units with worktops, a stainless steel sink with a drainer, a washing machine, space for a tumble dryer, an under the counter freezer, tiled flooring, a radiator, a wall-mounted boiler, an extractor fan and a single composite door providing access out to the garden.

Garage

19’11" × 8’4" (6.09m × 2.56m)

The garage has lighting, power points, a single door providing access out to the garden and an up and over garage door.

FIRST FLOOR

Landing

10’2" × 6’6" (3.11m × 1.99m)

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

Open Plan Living

29’3" × 15’7" (max) (8.93m × 4.75m (max))

This space has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, an induction hob with an extractor hood, a stainless steel sink and a half with a drainer, a mixture of tiled and laminate flooring, two radiators, recessed spotlights, UPVC double-glazed windows to the front and rear elevations and UPVC double French doors to the front and rear both opening out to Juliet balconies.

SECOND FLOOR

Landing

10’2" × 6’10" (3.10m × 2.09m)

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

Master Bedroom

15’7" × 10’8" (4.75m × 3.26m)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and a fitted floor to ceiling double wardrobe.

Bedroom Two

15’1" × 8’5" (max) (4.60m × 2.57m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and access into the loft.

Bedroom Three

8’11" × 6’10" (2.72m × 2.09m)

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

Bathroom

8’5" × 6’5" (max) (2.57m × 1.96m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, a hand-held shower and a glass shower screen, tiled flooring, partially tiled walls, a radiator, recessed spotlights and an extractor fan.

OUTSIDE

Front

To the front is a driveway providing off-road parking for one vehicle.

Rear

To the rear is a private south-facing garden with a paved patio seating area, a pergola with a polycarbonate roof and fence panelled boundaries.

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 1800 Mbps and Upload Speed 220 Mbps

Phone Signal –All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low chance of flooding

Flood Defenses – 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

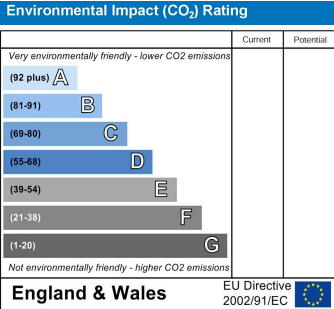
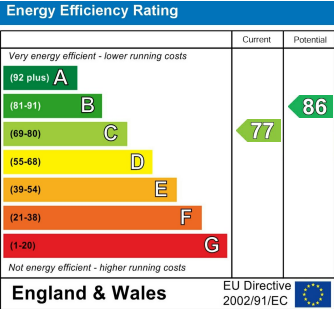
Service Charge in the year marketing commenced (£PA): £177.97

The information regarding service charge 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 recommended 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.



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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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