

HoldenCopley

PREPARE TO BE MOVED

Mayo Road, Sherwood, Nottinghamshire NG5 IBL

Guide Price £300,000

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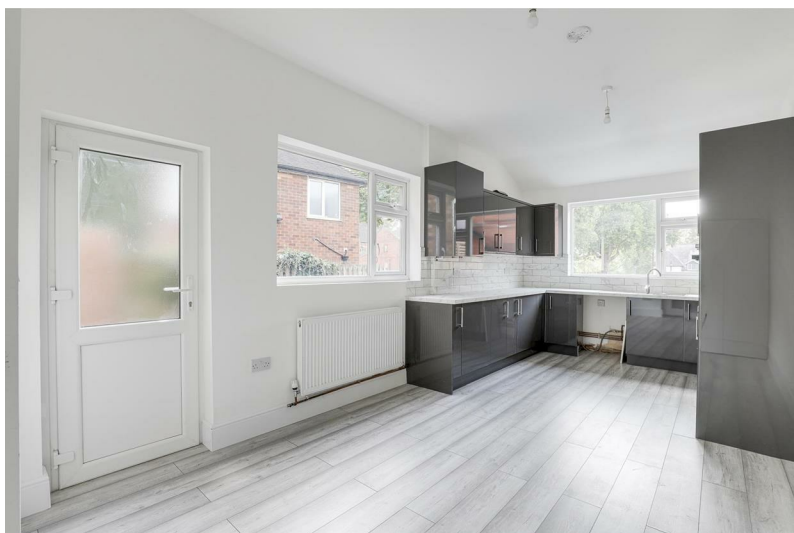
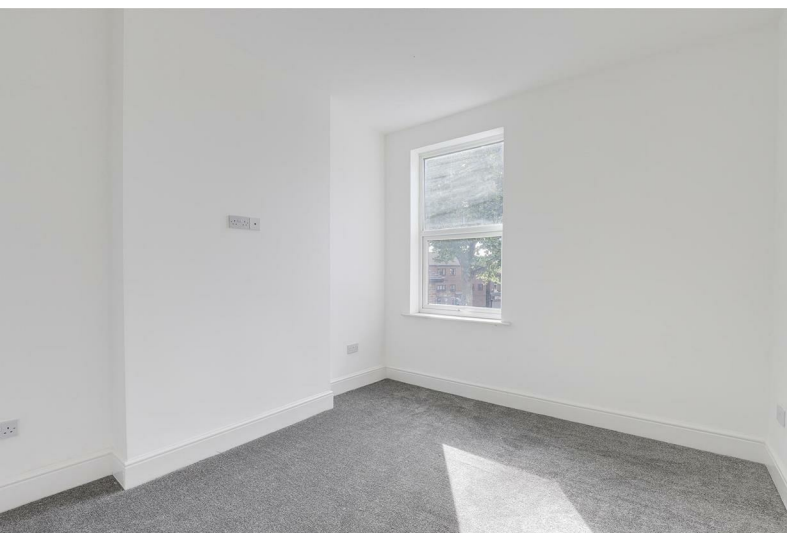


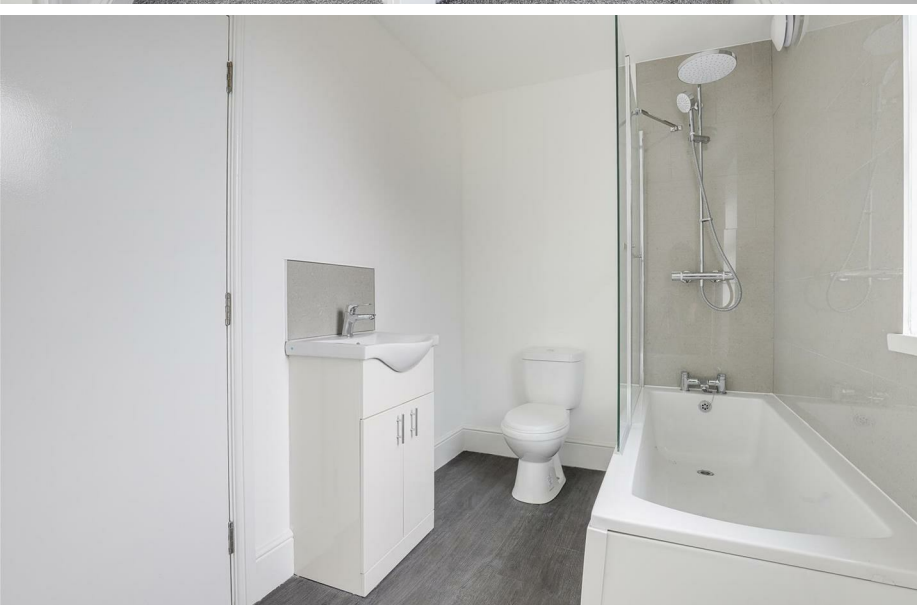
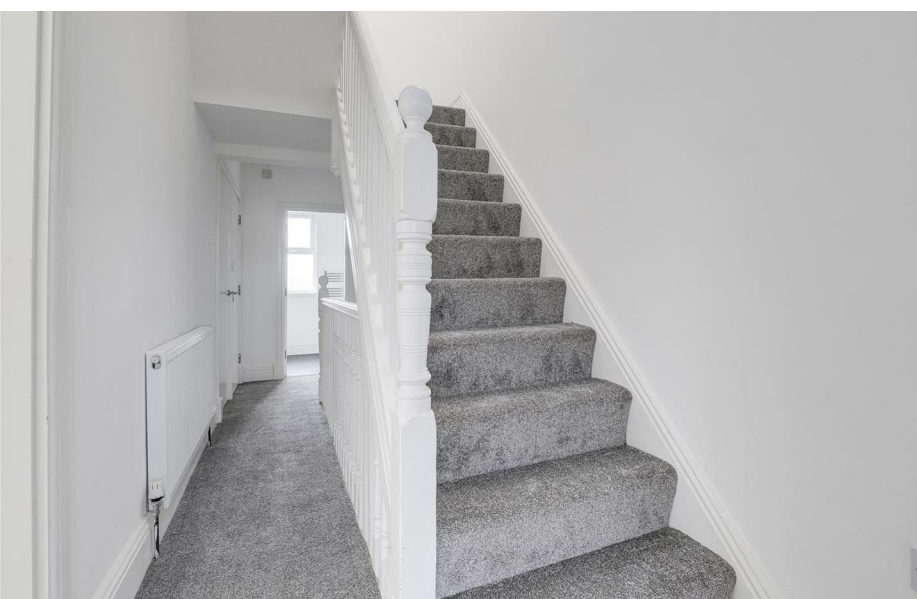
GUIDE PRICE - £300,000 - £325,000

NO UPWARD CHAIN...

This four-bedroom, three-storey semi-detached house has been recently refurbished and is located in a popular area with excellent transport links into Nottingham City Centre, making it ideal for a range of buyers. The ground floor comprises a porch and entrance hall, leading into a spacious living room with a bay window and through access to the dining room. The dining room in turn opens into a fitted kitchen, which provides access to the cellar. On the first floor, there are two bedrooms, with the main bedroom featuring a bay window to the front and an en-suite. The floor also includes a three-piece bathroom suite and a separate W/C. The second floor offers two further double bedrooms, one of which benefits from an en-suite. Outside, the property features a courtyard to the front and an enclosed rear garden with security lighting and panelled fencing, offering a private outdoor space.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Separate W/C
- Two En-Suites
- Cellar
- Popular
- Must Be Viewed





GROUND FLOOR

Porch

3'6" x 3'1" (1.07m x 0.95m)
The porch has tiled flooring, and a UPVC door opening to the front garden.

Entrance Hall

20'8" x 5'7" (6.32m x 1.71m)
The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a door providing access into the accommodation.

Living Room

12'10" x 12'6" (3.93m x 3.82m)
The living room has a UPVC double glazed bay windows to the front elevation, a radiator, and wood-effect flooring,

Dining Room

11'10" x 10'5" (3.62m x 3.20m)
The dining room has a UPVC double glazed windows to the rear elevation, a TV point, a radiator, and wood-effect flooring.

Kitchen

11'9" x 10'0" (3.60m x 3.05m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space for a fridge freezer, space and plumbing foe a washing machine, space for a dining table, a radiator, tiled splashback, wood-effect flooring, two IPVC double glazed windows to the rear and side elevation, a UPVC door opening to the rear garden, and access to the cellar.

BASEMENT

Cellar

12'9" x 9'10" (3.90m x 3.02m)
The cellar has ample storage.

FIRST FLOOR

Landing

17'11" x 5'8" (5.48m x 1.73m)
The landing has carpeted flooring, a radiator, an in-built cupboard, and access to the first floor accommodation.

Bedroom One

16'7" x 12'10" (5.08m x 3.93m)
The first bedroom has s UPVC double glazed bay window along with a double glazed windows to the front elevation, a radiator, carpeted flooring, and access into the en-suite.

En Suite

8'8" x 3'9" (2.66m x 1.15m)
The en-suite has a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower fixture shower, a chrome heated towel rail, and wood-effect flooring.

Bedroom Three

11'10" x 10'5" (3.62m x 3.20m)
The third bedroom has a UPVC double glazed window to the rear elevation, a TV point, a radiator, and carpeted flooring.

Bathroom

10'0" x 6'0" (3.05m x 1.83m)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, partially tiled walls, and wood -effect flooring.

W/C

3'11" x 2'8" (1.21m x 0.83m)
This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin with a tiled splashback, and tiled flooring.

SECOND FLOOR

Upper Landing

12'0" x 5'7" (3.67m x 1.71m)
The upper landing has a Velux window, carpeted flooring, and access to the first floor accommodation.

Bedroom Two

16'7" x 11'11" (5.08m x 3.65m)
The second bedroom has s UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

8'10" x 3'10" (2.70m x 1.17m)
The en-suite has a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower fixture shower, a chrome heated towel rail, and wood-effect flooring.

Bedroom Four

11'10" x 10'5" (3.62m x 3.20m)
The fourth bedroom has a UPVC double glazed window to the rear elevation, a TV point, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a courtyard with access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with security lighting, and a 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 1000Mbps
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

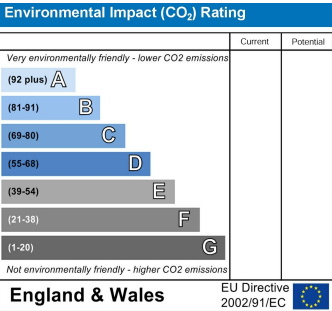
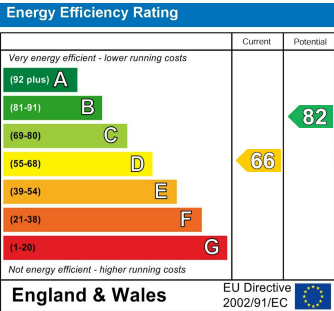
Council Tax Band Rating - Gedling Borough Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

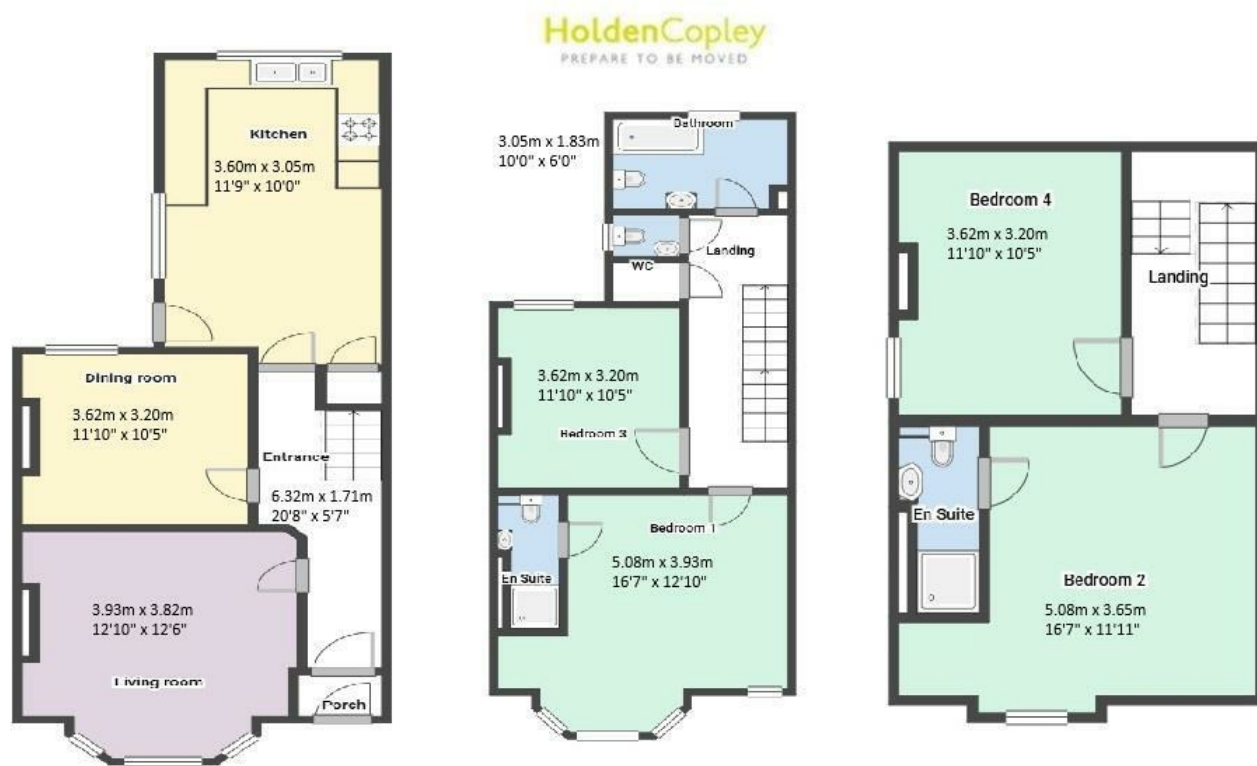
The vendor has advised the following:
Property Tenure is Freehold

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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.

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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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