

HoldenCopley

PREPARE TO BE MOVED

Haydn Road, Sherwood, Nottinghamshire NG5 IDZ

£230,000

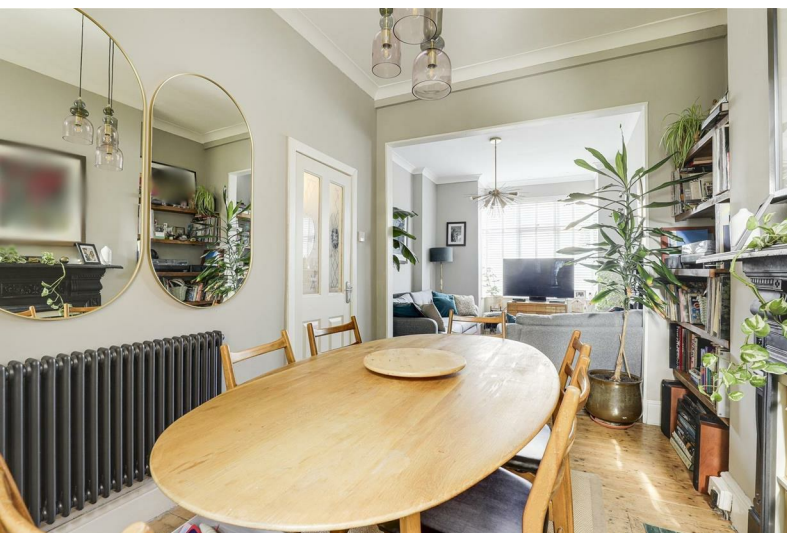
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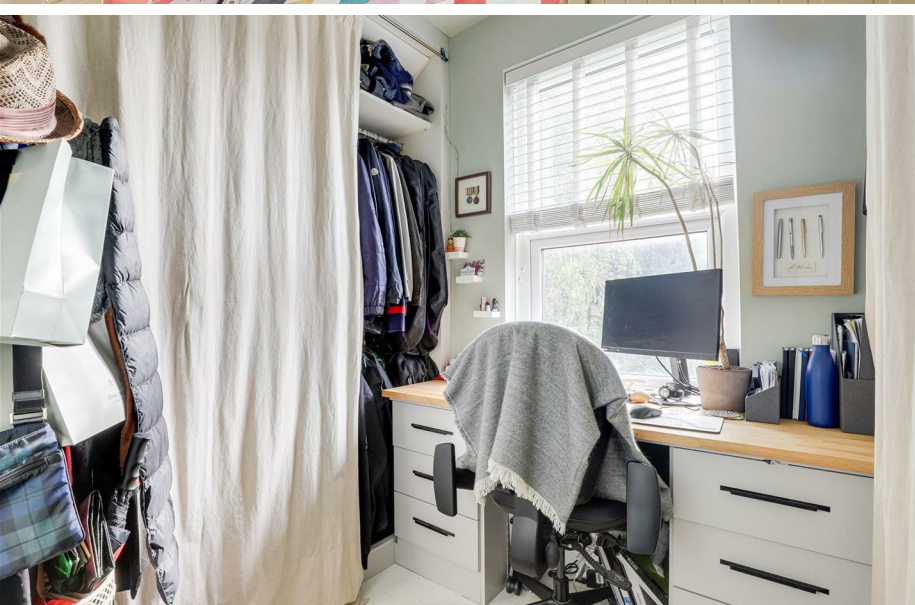


BEAUTIFULLY PRESENTED VICTORIAN HOME WITH CHARMING ORIGINAL FEATURES...

This beautifully presented four-bedroom Victorian terraced home is full of traditional character and charm while offering modern comfort throughout. Situated close to a range of local amenities including shops, schools, and excellent transport links. The ground floor welcomes you with an inviting entrance hall providing access to both the living room and dining room, which are open-plan to each other and filled with natural light, creating a warm and spacious setting for everyday living. The modern fitted kitchen offers ample storage and worktop space, ideal for any home cook. Upstairs, the first floor features two double bedrooms, a versatile box room currently used as a walk-in wardrobe and home office, and a stylish three-piece bathroom suite. The top floor offers an additional double bedroom, making this home ideal for a growing family or for those needing extra space to work from home. The property also benefits from solar panels and has been fully insulated throughout, helping to enhance energy efficiency. Outside, the rear garden enjoys a south-facing aspect and includes a paved patio area perfect for outdoor seating, along with a well-kept lawn bordered by plants and shrubs. Blending Victorian charm with modern upgrades, this delightful home offers comfortable, stylish living in a convenient location.

MUST BE VIEWED





- Victorian Terraced House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- Cellar
- Owned Solar Panels
- South-Facing Rear Garden
- Beautifully Presented Throughout
- Energy Efficient Home With B-rated EPC





GROUND FLOOR

Porch

3’4" × 2’5" (1.03m × 0.76m)

The porch has original tiled flooring with partially tiled walls and a single UPVC door providing access into the accommodation.

Entrance Hall

21’0" max × 5’6" (6.41m max × 1.70m)

The entrance hall has original wood flooring, a carpeted stair runner, a column radiator, ceiling coving, access to the cellar and a single door providing access from the porch.

Living Room

13’6" into bay × 11’1" (4.14m into bay × 3.38m)

The living room has original wood flooring, a column radiator, ceiling coving, a recessed chimney breast alcove, open access to the dining room and UPVC double-glazed bay window to the front elevation.

Dining Room

12’4" × 9’0" (3.77m × 2.75m)

The dining room has original wood flooring, a column radiator, ceiling coving, a recessed chimney breast alcove and a UPVC double-glazed window to the rear elevation.

Kitchen

12’11" × 9’1" (3.94m × 2.79m)

The kitchen has a range of fitted base and wall units with solid wood worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, partially tiled walls, a wall-mounted boiler, ceiling coving, a radiator, tiled flooring, a UPVC double-glazed window to the side elevation, a single UPVC door providing access to the side elevation and a sliding patio door providing access to the rear garden.

FIRST FLOOR

Landing

15’8" max × 5’6" (4.80m max × 1.69m)

The landing has original wood flooring, carpeted stair runner, a column radiator, ceiling coving and access to the first floor accommodation.

Bedroom Two

14’9" × 10’11" (4.51m × 3.33m)

The second bedroom has original wood flooring, a column radiator, ceiling coving, a traditional fireplace, a fitted wardrobe and two UPVC double-glazed windows to the front elevation.

Bedroom Three

12’3" × 9’1" (3.75m × 2.78m)

The third bedroom has original wood flooring, a vertical column radiator, ceiling coving, a traditional fireplace, a fitted wardrobe and a UPVC double-glazed window to the rear elevation.

Bedroom Four/Office

9’7" max × 7’0" (2.93m max × 2.14m)

The fourth bedroom has original wood flooring, a radiator, fitted wardrobes and a UPVC double-glazed window to the rear elevation.

Bathroom

5’11" × 5’11" (1.82m × 1.82m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a semi-freestanding bath with an overhead rainfall shower and a hand held shower head, a shower niche, partially tiled walls, a vertical column radiator, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Master Bedroom

16’7" max × 15’1" (5.07m max × 4.60m)

The main bedroom has original wood flooring, a radiator, access to the loft, a traditional fireplace and two UPVC double-glazed windows to the front elevation.

BASEMENT

Cellar

OUTSIDE

Outside to the rear of the property has an enclosed south-facing garden with a paved patio area, a lawn bordered by plants and shrubs, hedge borders and fence panelling boundaries.

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

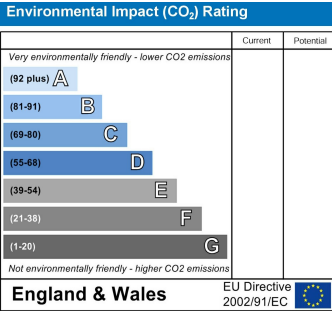
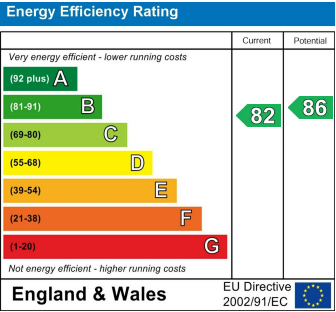
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

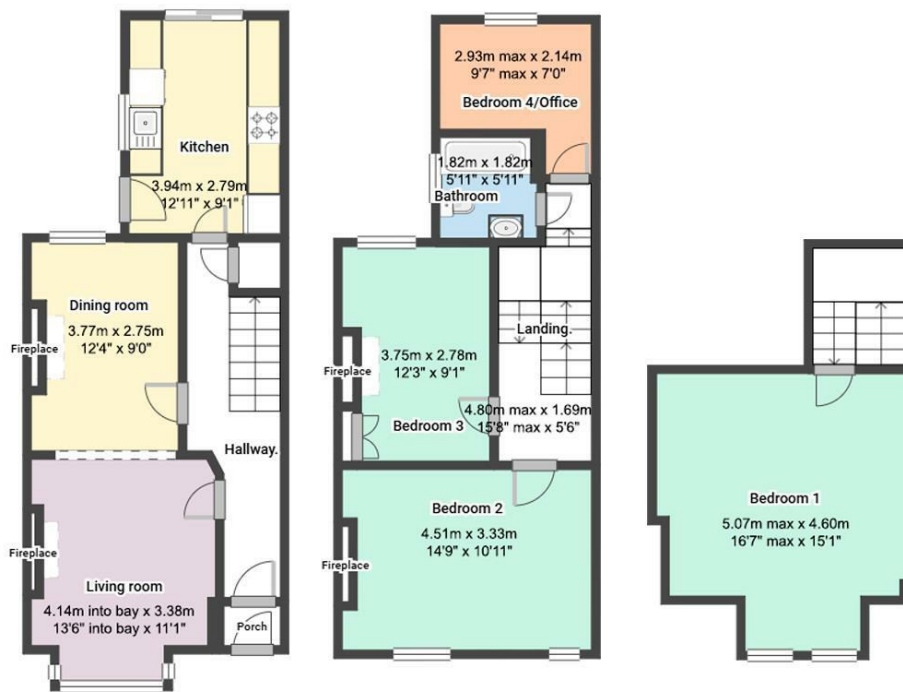
ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media
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 Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
Other Material Issues – No



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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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