

HoldenCopley

PREPARE TO BE MOVED

Spinning Drive, Sherwood, Nottinghamshire NG5 3JJ

Guide Price £230,000

Spinning Drive, Sherwood, Nottinghamshire NG5 3JJ



GUIDE PRICE £230,000 - £240,000

MOVE IN READY...

This exceptionally well-presented three-bedroom end townhouse is the ideal home for a range of buyers, offering stylish accommodation that has been maintained to an excellent standard throughout and feels as good as new. Situated within a quiet residential cul-de-sac in a sought-after area, you'll be just a short distance from the lively Sherwood High Street, boasting an array of independent shops, cafés, restaurants, and excellent transport links into the City Centre. Available with no upward chain, this property is move-in ready and perfectly combines comfort with convenience. To the ground floor, you'll find an inviting entrance hall, a convenient WC, a modern fitted kitchen diner with contemporary units, and a spacious living room featuring double French doors that open out to the rear garden, creating a bright and airy feel. The first floor hosts three well-proportioned bedrooms serviced by a stylish three-piece bathroom suite. Outside, the property benefits from a driveway to the front providing off-street parking, while the private enclosed rear garden offers the perfect space for relaxing or entertaining. This home truly has been cared for with attention to detail and is ready for its new owners to simply move in and enjoy.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Modern Fitted Kitchen Diner
- Spacious Living Room
- Ground Floor WC
- Three-Piece Bathroom Suite
- Driveway
- Security Alarm Fitted
- Private Enclosed Garden
- Popular Location





GROUND FLOOR

Entrance Hall

13'4" x 7'4" (4.08m x 2.26m)

The entrance hall has carpeted flooring, recessed spotlights, a wall-mounted smart heating thermostat, an in-built under stair cupboard, a radiator, and a single composite door providing access into the accommodation.

WC

4'10" x 3'7" (1.48m x 1.11m)

This space has a low level dual flush WC, a pedestal wash basin, a wall-mounted mirror, tiled splashback, tiled flooring, a radiator, a consumer unit, an extractor fan, and recessed spotlights.

Kitchen

13'3" x 9'4" (4.05m x 2.86m)

The kitchen has a range of fitted base and wall units with worktops, a stainless sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob, extractor fan and a stainless steel splashback, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, a concealed boiler, space for a dining table, tiled flooring, a radiator, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Living Room

17'0" x 10'5" (5.20m x 3.18m)

The living room has carpeted flooring, two radiators, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

10'2" x 6'5" (3.12m x 1.96m)

The landing has carpeted flooring, a radiator, an in-built cupboard, recessed spotlights, and provides access to the first floor accommodation.

Bedroom One

16'9" x 8'5" (5.12m x 2.59m)

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

Bedroom Two

10'4" x 8'10" (3.16m x 2.70m)

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

Bedroom Three

9'6" x 6'9" (2.90m x 2.08m)

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

Bathroom

6'7" x 6'5" (2.02m x 1.96m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a wall-mounted mirrored cabinet, a panelled bath with a mains-fed shower and a shower screen, partially tiled walls, tiled flooring, a radiator, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is a driveway, external lighting, and side access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach, CityFibre
Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 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 - Medium risk for surface water / very low risk for rivers & sea
Non-Standard Construction – No
Other Material Issues – No
Any Legal Restrictions – No

DISCLAIMER

Under The Estate Agency Act, we wish to notify all prospective buyers that this property is being sold by a member of HoldenCopley.

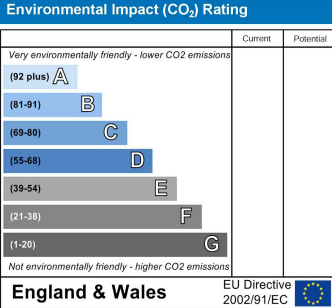
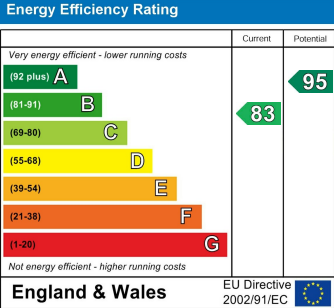
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £199.18

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

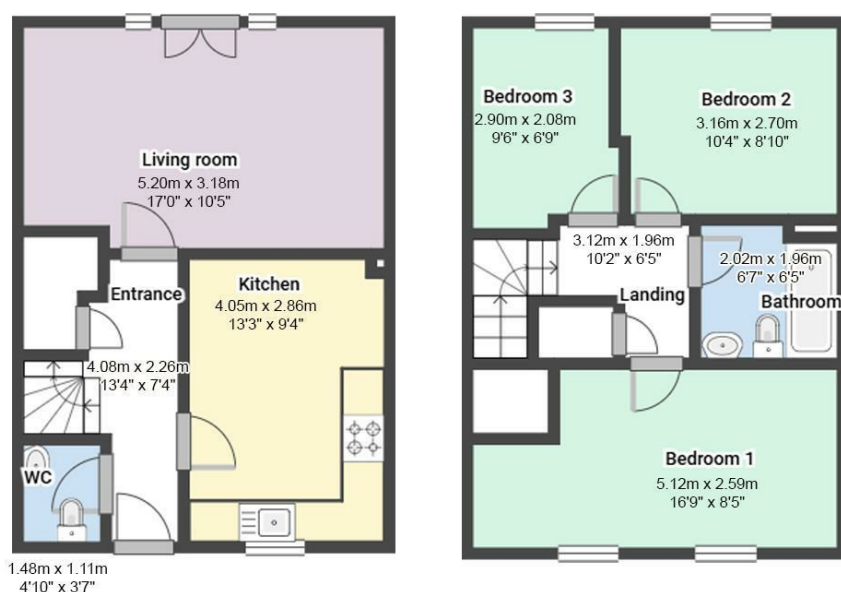
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



Spinning Drive, Sherwood, Nottinghamshire NG5 3JJ

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.