

HoldenCopley

PREPARE TO BE MOVED

Crossman Street, Sherwood, Nottinghamshire NG5 2HR

£230,000

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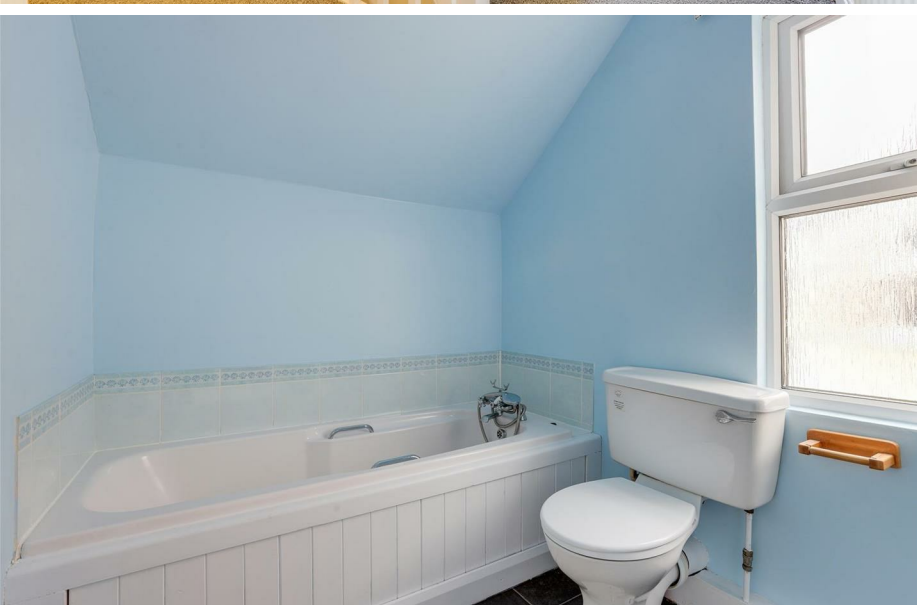


NO UPWARD CHAIN...

Located in a highly desirable area with excellent transport links and a wide range of local amenities close by, this three-storey mid-terraced home is offered for sale with no upward chain. The ground floor features a welcoming living room, a separate dining room, and a fitted kitchen, with access to the cellar providing additional storage space. On the first floor, there are two bedrooms and a three-piece bathroom suite, while the second floor offers a further bedroom, ideal for a growing family or home office. Externally, the property benefits from a small courtyard to the front, offering a private outdoor space. To the rear, there is an enclosed garden featuring a gravelled area, access to a utility room/outside storage, and a secure brick wall boundary, providing both privacy and practicality.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Cellar
- Enclosed Rear Garden
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Living Room

13'8" x 11'10" (max) (4.17m x 3.63m (max))

The living room has two UPVC double glazed windows to the front elevation, an original feature fireplace, a radiator, carpeted flooring, and a UPVC door providing access into the accommodation.

Stairs

3'1" x 2'8" (0.94m x 0.82m)

The stairs have carpeted flooring.

Dining Room

11'11" x 11'10" (max) (3.65m x 3.62m (max))

The dining room has a UPVC double glazed window to the rear elevation, a radiator, wood-effect flooring, and access to the cellar.

Kitchen

7'11" x 5'11" (2.43m x 1.81m)

The kitchen has fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, electric hob and extractor hood, space for an under-counter fridge freezer, a wall-mounted boiler, a radiator, tiled splashback, tiled vinyl flooring, a UPVC double glazed window to the side elevation, a UPVC door opening to rear garden.

BASEMENT

Cellar

14'6" x 11'10" (max) (4.42m x 3.63m (max))

The cellar has lighting, electrics, and ample storage.

FIRST FLOOR

Landing

15'1" x 11'10" (max) (4.60m x 3.62m (max))

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

Bedroom One

11'10" x 11'3" (max) (3.63m x 3.44m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

9'6" x 8'9" (max) (2.92m x 2.68m (max))

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

Bathroom

7'11" x 5'11" (2.43m x 1.82m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a radiator, partially tiled walls, and tiled vinyl flooring.

SECOND FLOOR

Upper Landing

5'5" x 2'5" (1.67m x 0.74m)

The upper landing has carpeted flooring, and access to the second floor accommodation.

Bedroom Three

17'10" x 11'10" (max) (5.46m x 3.61m (max))

The third bedroom has a Velux window a radiator, eaves storage, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small courtyard.

Rear

To the rear of the property is an enclosed garden with a gravelled area, access into the utility room/Outside storage, and a brick wall boundary.

Utility Room/Outside Storage

4'9" x 2'11" (1.45m x 0.91m)

The utility room has a window to the side elevation, space and plumbing for a washing machine, and a door opening to the rear garden.

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 220Mbps

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.

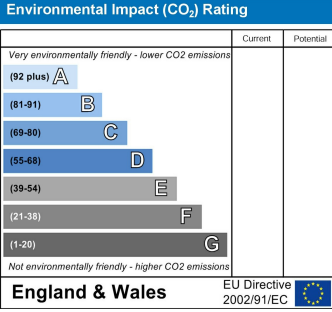
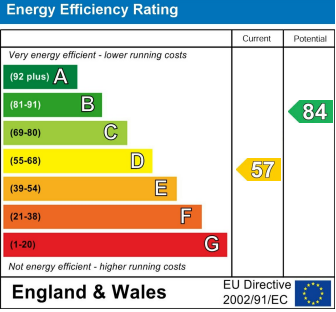
The vendor has advised the following:

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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