

HoldenCopley

PREPARE TO BE MOVED

Cannon Street, Sherwood, Nottinghamshire NG5 2HB

£280,000

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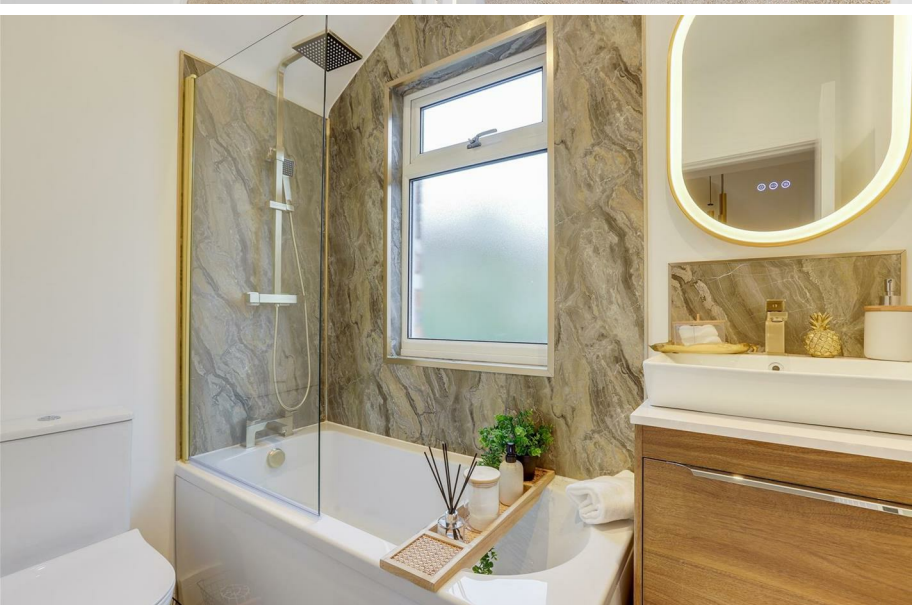
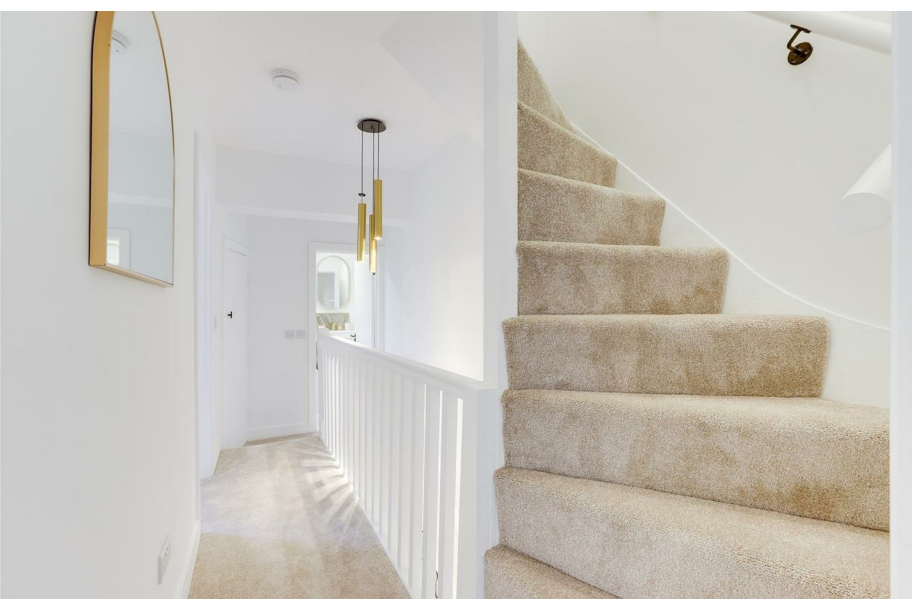


NO UPWARD CHAIN...

We are delighted to offer this semi-detached house, which has been beautifully refurbished and completely rewired, available with no upward chain. The property has been updated throughout, including a newly fitted kitchen and bathroom, presenting a ready-to-move-in home. Situated in a convenient location close to local amenities, the house also benefits from excellent transport links, making it ideal for commuting. Spread over three floors, the accommodation comprises: On the ground floor, an entrance hall leads into a spacious living and dining area, featuring dual-aspect windows that fill the room with natural light. The newly fitted kitchen is accessible from the living area and offers direct access to the rear garden, a cellar, and an additional storage room. The first floor hosts two well-proportioned bedrooms alongside a newly fitted three-piece bathroom suite. The second floor features a further double bedroom, providing flexible living space suitable for a growing family or home office. Externally, the property offers both front and rear outdoor areas. At the front, a small courtyard provides a welcoming entrance, while to the rear, an enclosed, low-maintenance garden has been designed for both relaxation and practicality. It includes a paved patio area perfect for outdoor seating, a gravelled section that is easy to maintain, and a raised planted border adding a touch of greenery. The garden is fully enclosed by a brick wall, ensuring privacy and a clearly defined boundary.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living/ Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Cellar
- Enclosed Landscaped Rear Garden
- Newly Refurbished Throughout
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance hall

14'4" x 3'4" (max) (4.39m x 1.03m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a UPVC door providing access into the accommodation.

Living/Dining Room

23'9" x 11'6" (max) (7.26m x 3.53m (max))

The living dining room has dual aspect UPVC double glazed windows, two radiators, a recessed chimney breast alcove, space for a dining table, recessed spotlights, and wood-effect flooring.

Kitchen

14'2" x 6'9" (4.34m x 2.08m)

The kitchen has a range of fitted base and wall units with marble-effect worktops, a composite sink with a swan-neck mixer tap and drainer, an integrated oven, gas hob, and extractor hood. There is also an integrated washing machine, a vertical radiator, and recessed spotlights. Wood-effect flooring runs throughout, and two UPVC double-glazed windows to the side elevation, along with a UPVC door to the rear garden, provide plenty of natural light. The space also offers access to the cellar and a convenient storage room.

Storage Room

4'10" x 2'5" (1.49m x 0.75m)

The storage room has wood-effect flooring.

BASEMENT

Cellar

19'8" x 14'11" (max) (6.00m x 4.56m (max))

The cellar has electrics, and ample storage space.

FIRST FLOOR

Landing

14'6" x 5'5" (max) (4.43m x 1.66m (max))

The landing has carpeted flooring, an in-built cupboard, and access to the first floor accommodation.

Bedroom One

14'9" x 11'9" (max) (4.52m x 3.60m (max))

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

Bedroom Two

11'6" x 9'1" (3.51m x 2.77m)

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

Bathroom

6'11" x 4'7" (2.11m x 1.40m)

The bathroom has a UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a counter-top wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, an extractor fan, a heated towel rail, partially tiled walls, and tiled flooring.

SECOND FLOOR

Upper Landing

5'10" x 5'1" (max) (1.80m x 1.56m (max))

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

Attic/Bedroom Three

14'9" x 12'2" (max) (4.50m x 3.73m (max))

The attic/ third bedroom has a UPVC double glazed window to the side elevation, a Velux window, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small court yard, and access to the rear garden.

Rear

To the rear of the property, there is an enclosed, low-maintenance garden designed for both relaxation and practicality. It features a paved patio area ideal for outdoor seating, a gravelled section that adds texture and ease of upkeep, and a raised planted border providing a touch of greenery. The garden is fully enclosed by a brick wall, offering privacy and a defined 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 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

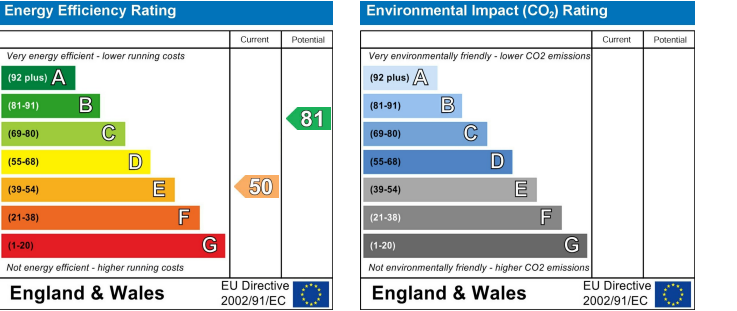
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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