

HoldenCopley

PREPARE TO BE MOVED

Retford Road, Sherwood, Nottinghamshire NG5 IFZ

Guide Price £200,000 - £240,000

Retford Road, Sherwood, Nottinghamshire NG5 1FZ



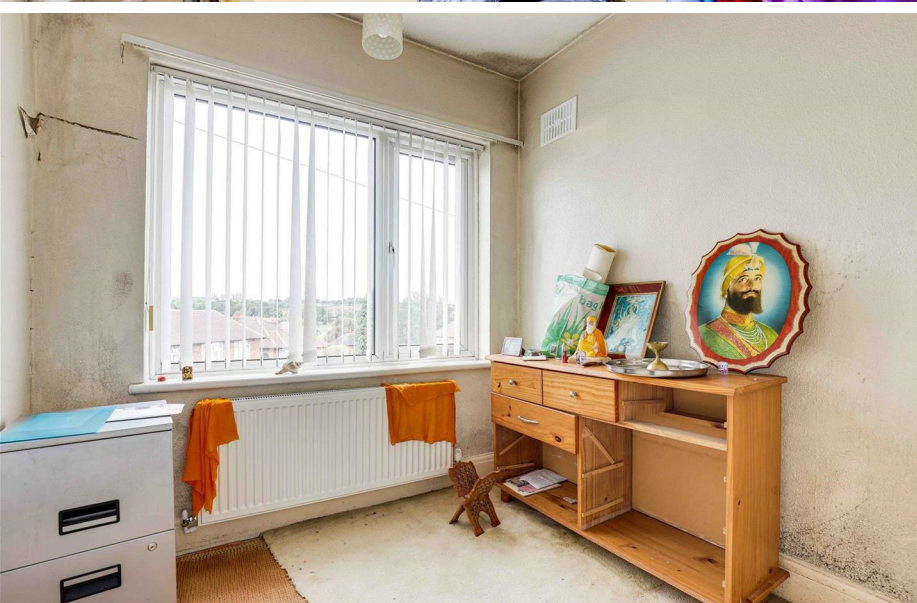
GUIDE PRICE: £200,000 - £220,000

PLENTY OF POTENTIAL AND NO UPWARD CHAIN...

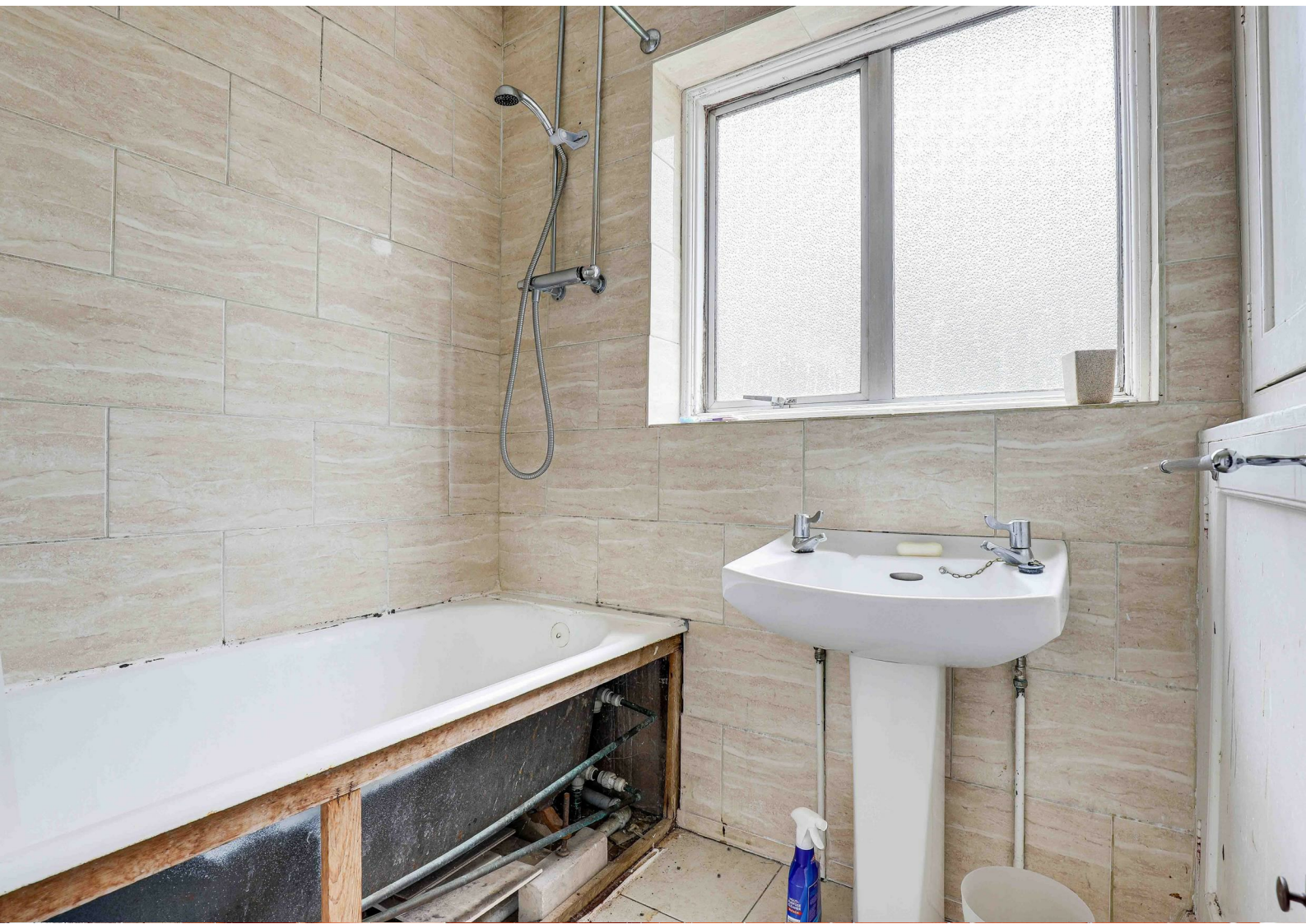
This three-bedroom semi-detached house is bursting with potential and would make the perfect purchase for a range of buyers, whether you're a first-time buyer, investor or someone looking to put your own stamp on a property. Offered to the market with no upward chain, this home offers spacious accommodation and a fantastic opportunity for modernisation throughout. To the ground floor, the property comprises an entrance hall, a bay-fronted living room, a separate dining room with sliding patio doors leading out to the rear garden, and a fitted kitchen. The first floor hosts two generously sized double bedrooms, a comfortable single bedroom, a three-piece bathroom suite, and a separate W/C. Outside to the front is a driveway providing off-street parking, along with gated access to a carport and rear garden. Situated in a convenient location within close proximity to Nottingham City Hospital, this property also benefits from excellent transport links across Nottingham and is close to local shops, amenities, and schools.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom & Separate W/C
- Driveway Carport
- Rear Garden
- No Upward Chain
- Plenty Of Potential
- Convenient Location





GROUND FLOOR

Entrance Hall

12'9" x 7'5" (3.90m x 2.27m)

The entrance hall has carpeted flooring, a radiator, obscure windows to the front elevation, and a UPVC door providing access into the accommodation.

Living Room

10'8" x 13'4" (3.27m x 4.08m)

The living room has carpeted flooring, a fireplace set on an hearth in a decorative surround, a radiator, and a UPVC double-glazed bay window to the front elevation.

Dining Room

10'8" x 13'9" (3.27m x 4.20m)

The dining room has carpeted flooring, a radiator, two windows to the rear elevation, and sliding patio doors opening out on to the rear garden.

Kitchen

7'3" x 12'7" (2.23m x 3.84m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, space for a free-standing cooker, space for a fridge freezer, an extractor fan, an in-built cupboard and overhead head storage, partially tiled walls, tiled flooring, recessed spotlights, casement windows to the side and rear elevations, and a door providing access to the side of the property.

FIRST FLOOR

Landing

4'5" x 9'6" (1.37m x 2.92m)

The landing has carpeted flooring, access via a pull-down ladder to the boarded loft with lighting, an obscure casement window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

10'8" x 13'9" (3.27m x 4.21m)

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

Bedroom Two

10'9" x 11'11" (3.28m x 3.64m)

The second bedroom has carpeted flooring, an in-built wardrobe, a radiator, and a UPVC window to the rear elevation.

Bedroom Three

7'11" x 7'5" (2.43m x 2.27m)

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

Bathroom

5'9" x 7'3" (1.76m x 2.22m)

The bathroom has a pedestal wash basin, a panelled bath with a mains fed shower and handheld shower head, an in-built cupboard, a chrome heated towel rail, an extractor fan, floor-to-ceiling tiling, recessed spotlights, and an obscure casement window to the rear elevation.

W/C

4'1" x 2'9" (1.27m x 0.86m)

This space has a low level flush W/C, a wall-mounted wash basin, floor-to-ceiling tiling, and an obscure window to the side elevation.

OUTSIDE

To the front of the property is a driveway for off-street parking, a small garden, steps leading up to the front door, curtesy lighting, gated access to the carport, and a mixture of brick wall and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 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 - Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

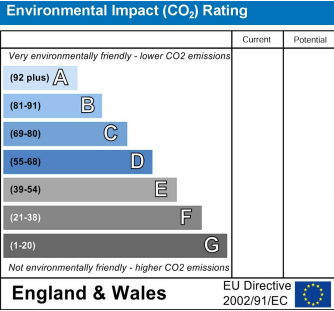
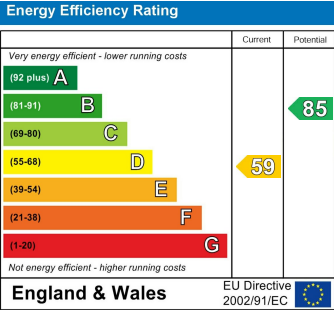
DISCLAIMER

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
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.

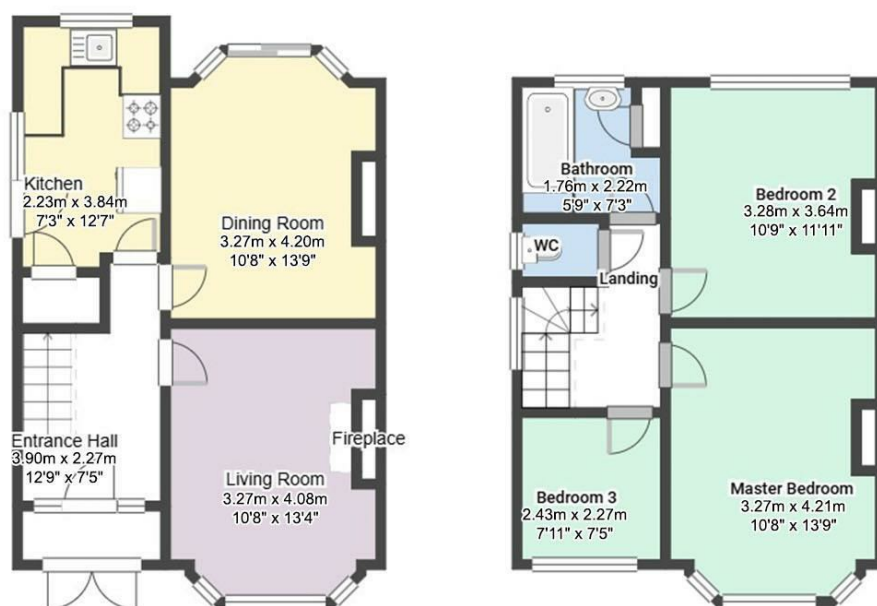
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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