

HoldenCopley

PREPARE TO BE MOVED

Valley Road, Sherwood, Nottinghamshire NG5 IHL

Guide Price £160,000 - £180,000

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IDEAL FOR FIRST TIME BUYERS...

Offered to the market with no upward chain, this end-terrace property is ideal for a range of buyers including first time buyers looking to get on the property ladder, as well as investors looking for fantastic rental opportunities. Situated in a popular location in Sherwood, close to Nottingham City Hospital, as well as providing excellent transport links into Nottingham City Centre and Nottinghamshire. Internally, the ground floor of the home offers spacious living room with an arched open access to the fitted kitchen/diner. Upstairs, the home offers three well-proportioned bedrooms serviced by a three piece bathroom suite. Outside, the property offers a driveway, a detached garage, and a lawn, as well as a low-maintenance garden with a paved patio seating area and gated access - the perfect space for outdoor entertainment.

MUST BE VIEWED





- End Terrace Home
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Three Piece Bathroom Suite
- Low Maintenance Garden
- Off-Street Parking & Garage
- Ideal For First Time Buyers
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7*8" x 4*0" (2.34 x 1.22)

The entrance hall has carpeted flooring and stairs, a radiator, and a single door providing access into the accommodation.

Living Room

16*3" x 12*5" (4.96 x 3.79)

The living room has carpeted flooring, a radiator, a TV point, a UPVC double-glazed window to the front elevation, recessed spotlights, and open access to the kitchen/diner.

Kitchen/Diner

15*9" x 10*11" (4.82 x 3.33)

The kitchen/diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding oven, space and plumbing for a washing machine, wood-effect flooring, tiled walls, a radiator, a built-in storage cupboard, a wall-mounted boiler, two UPVC double-glazed windows to the rear elevation, and a UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

10*8" x 6*8" (3.26 x 2.05)

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

Master Bedroom

13*8" x 8*7" (4.18 x 2.64)

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

Bedroom Two

13*7" x 8*7" (4.15 x 2.62)

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

Bedroom Three

8*1" x 7*10" (2.47 x 2.40)

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

Bathroom

8*2" x 6*7" (2.50 x 2.02)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, tiled flooring, partially tiled walls, a radiator, a built-in storage cupboard, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, and a lawn.

Garage

The garage has ample storage, and an up-and-over door.

Rear

To the rear of the property is a low maintenance garden with a paved patio seating area, gated access, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding

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

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

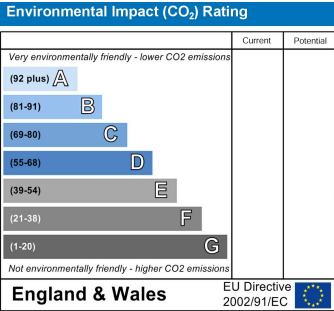
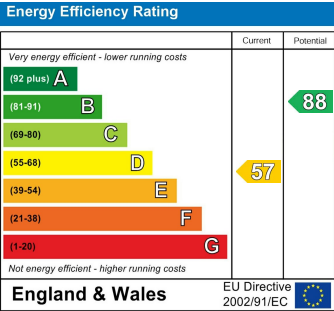
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

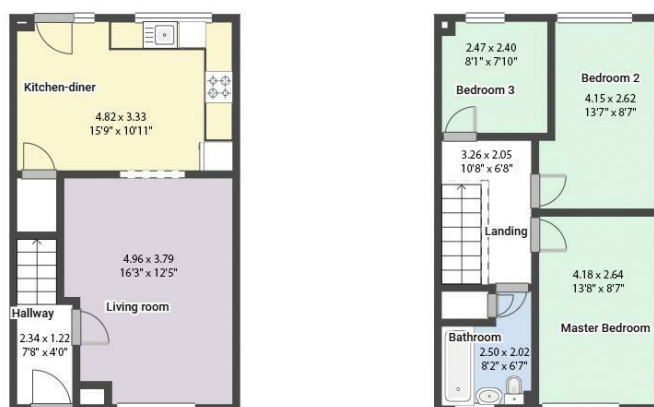
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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