

HoldenCopley

PREPARE TO BE MOVED

Marshall Street, Sherwood, Nottinghamshire NG5 4AF

By Auction £70,000

This property is for sale by Modern Method of Auction powered by iamsold LTD

Reservation Fee Payable

CASH BUYERS ONLY

PLENTY OF POTENTIAL AND NO UPWARD CHAIN...

This two-bedroom end-terraced house is bursting with potential and would make an ideal purchase for a variety of buyers – from those taking their first step onto the property ladder to seasoned investors looking for a project in a sought-after location. Spacious and well-proportioned throughout, the property offers plenty of scope to modernise and create a fantastic home tailored to your needs. Set over three floors, the ground floor comprises a welcoming entrance hall, a cosy yet bright living room, a generously sized dining room perfect for entertaining, and a fitted galley-style kitchen with ample storage and workspace. To the first floor, you'll find a double bedroom and a three-piece bathroom suite, while the top floor hosts a further double bedroom, creating the perfect setup for sharers, small families or even a home office space. Externally, there is access to on-street parking at the front, while the rear features a private and enclosed garden. Positioned in the heart of Sherwood, this property couldn't be better placed. You're just a short walk from Sherwood High Street, offering a fantastic selection of shops, restaurants, cafes, bars and amenities. The area is well-regarded for its school catchment and boasts excellent transport links into Nottingham City Centre and beyond. Whether you're looking to settle in a thriving community or add value through refurbishment, this property is not to be missed.

CASH BUYERS ONLY



- Three-Storey End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Galley-Style Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- On-Street Parking
- No Upward Chain
- For Sale By Modern Auction
- Subject To Reserve Price & Reservation Fee

GROUND FLOOR

Entrance Hall

2'11" x 2'3" (0.91m x 0.71m)
The entrance hall has exposed wood flooring and a UPVC door providing access into the accommodation.

Living Room

10'7" x 10'0" (3.25m x 3.07m)
The living room has exposed wood flooring, a radiator, and UPVC double-glazed windows to the front and side elevations.

Dining Room

10'7" x 10'1" (3.25m x 3.09m)
The dining room has exposed wood flooring, carpeted stairs, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen

12'4" x 5'1" (3.77m x 1.56m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, a tiled splashback, a Bosch washing machine, space for a free standing cooker, space for a fridge and freezer, a radiator, an extractor fan, tile-effect flooring, UPVC double-glazed windows to the side a rear elevations, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6'11" x 4'11" (2.13m x 1.50m)
The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom Two

10'7" x 10'1" (3.25m x 3.08m)
The second bedroom has carpeted flooring, coving to the ceiling, a radiator, and UPVC double-glazed windows to the side elevations.

Bathroom

10'7" max x 7'9" (3.25m max x 2.38m)
The bathroom has a low level dual flush W/C, a pedestal wash basin, an panelled bath with a wall-mounted electric shower and shower head, an in-built cupboard, a wall-mounted boiler, a radiator, an extractor fan, laminate flooring, partially tiled walls, and a UPVC double-glazed window to the rear elevation.

Master Bedroom

20'3" max x 10'9" (6.18m max x 3.28m)
The main bedroom has a vaulted ceiling, two Velux windows, carpeted flooring, in-built storage cupboards, and a radiator.

OUTSIDE

Front

To the front of the property is access to on-street parking.

Rear

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 A
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.

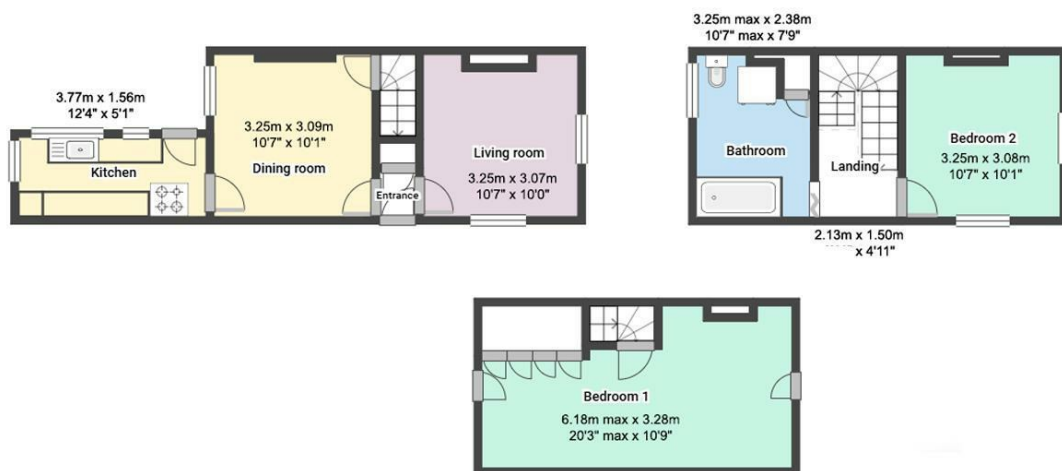
The vendor has advised the following:
Property Tenure is Freehold
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley 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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