

# HoldenCopley

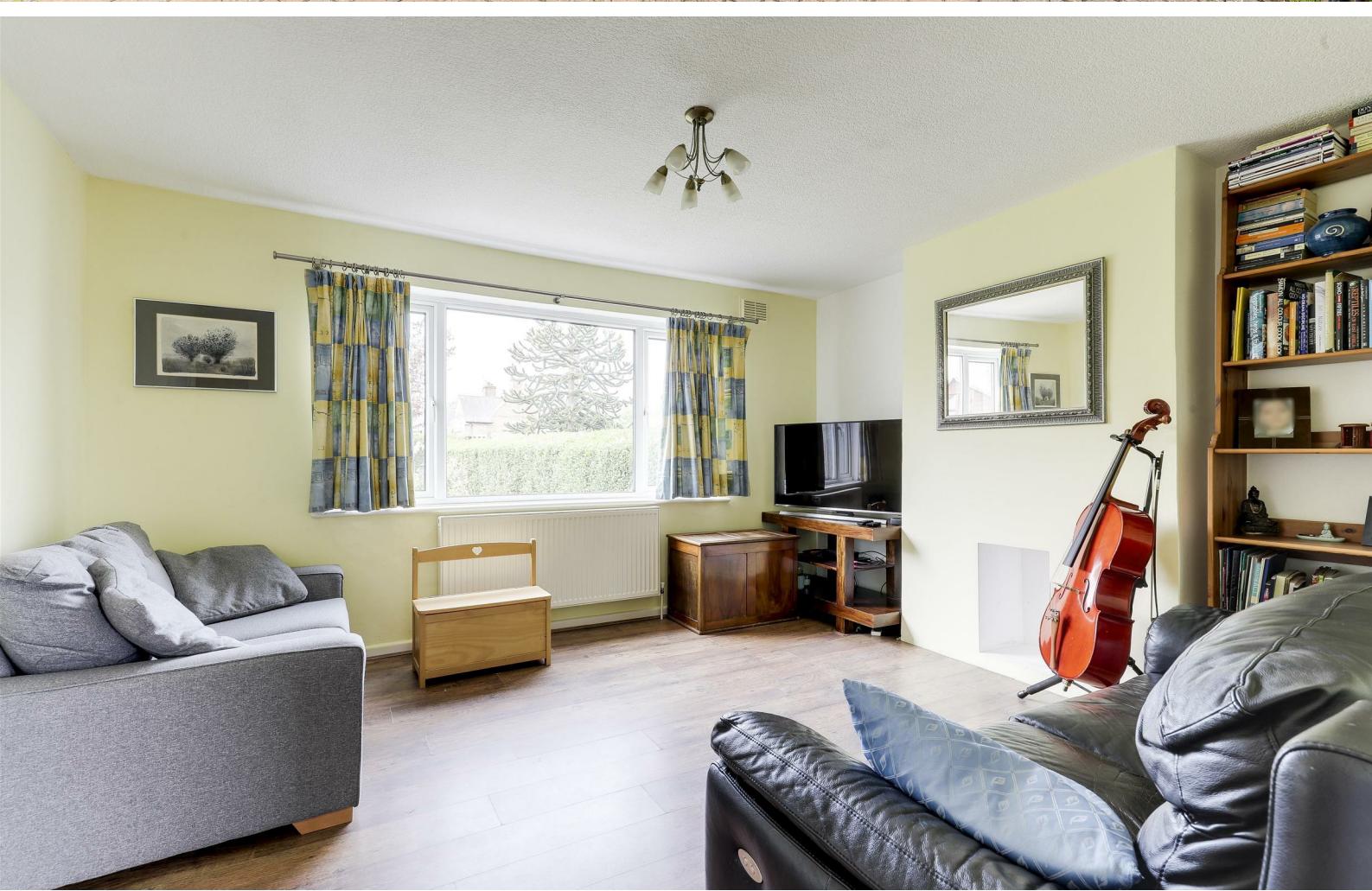
PREPARE TO BE MOVED

Rushcliffe Rise, Sherwood, Nottinghamshire NG5 3HJ

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Guide Price £220,000 - £230,000

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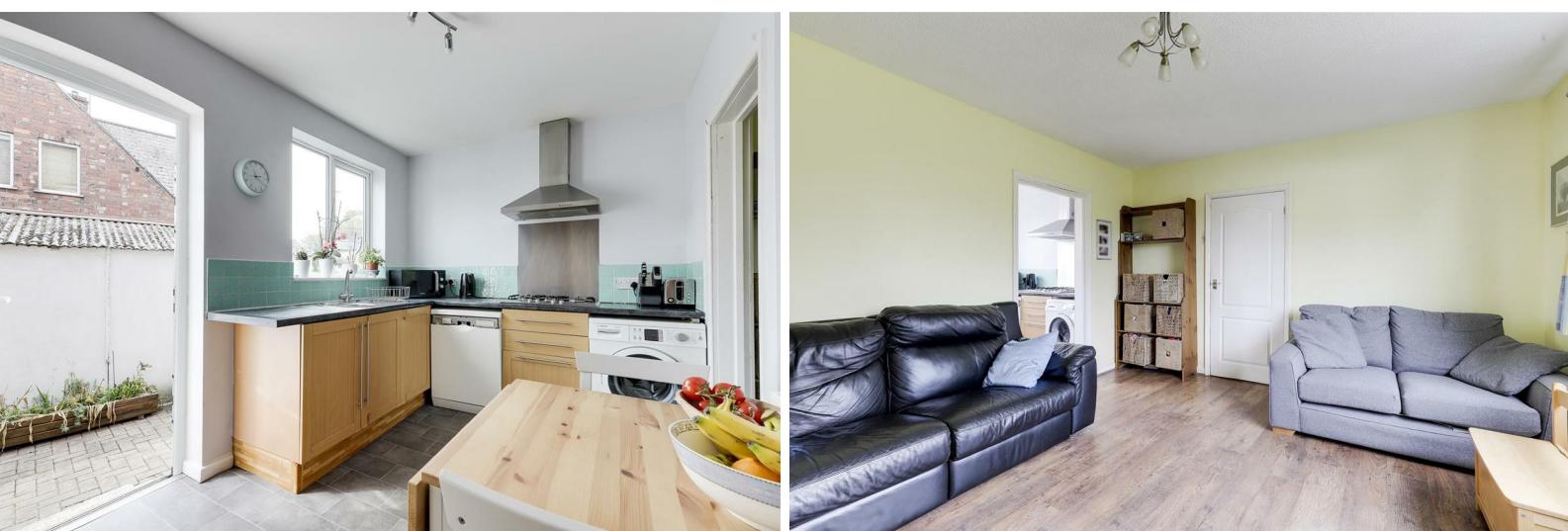


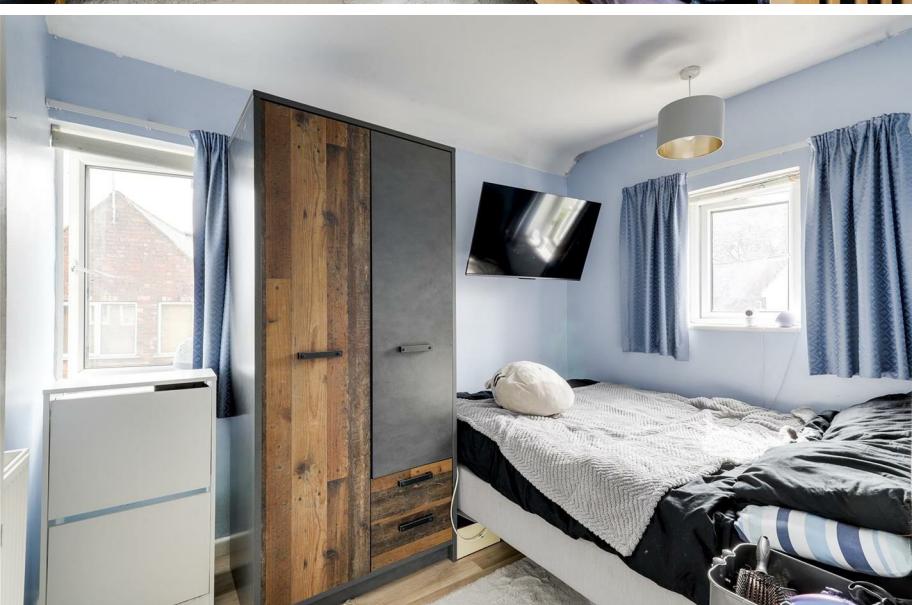
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## SPACIOUS FAMILY HOME WITH DEVELOPMENT POTENTIAL...

This three-bedroom semi-detached house offers a fantastic opportunity for any growing family or investor, boasting generous living space both inside and out, with plenty of scope for further development – subject to the necessary planning permissions. Situated in a popular and well-connected location, the property is just a stone's throw away from local amenities, shops, excellent transport links, and offers easy access to the City Hospital and Nottingham City Centre. To the ground floor, the property comprises an entrance hall, a bright and spacious living room, and a fitted kitchen diner – perfect for family meals and entertaining. The first floor hosts three well-proportioned double bedrooms, all serviced by a three-piece bathroom suite. Outside, the property sits on a substantial plot, featuring a gated driveway providing ample off-road parking for multiple vehicles, a detached garage for additional storage, and a well-maintained garden offering plenty of outdoor space for relaxing or entertaining. This home is bursting with potential and must be viewed to be fully appreciated!

MUST BE VIEWED





- Semi-Detached Corner Plot House
- Three Bedrooms
- Spacious Living Room
- Fitted Modern Kitchen Diner
- Three-Piece Bathroom Suite
- Gated Driveway For Ample Off-Road Parking
- Single Garage
- Well-Maintained Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

13'5" x 3'1" (4.09 x 0.94)

The entrance hall has wood-effect flooring, a radiator, an in-built cupboard, a UPVC double-glazed window, and a single UPVC door providing access into the accommodation.

### Living Room

14'5" x 12'4" (4.41 x 3.78)

The living room has a UPVC double-glazed window, wood-effect flooring, a radiator, a TV point, and a recessed chimney breast alcove.

### Kitchen

12'4" x 7'10" (3.78 x 2.41)

The kitchen has a range of fitted base and wall units with worktops, a circular stainless steel sink with a swan neck mixer tap and drainer, an integrated double oven, a four-ring gas with an extractor hood and stainless steel splashback, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, vinyl flooring, tiled splashback, a radiator, a UPVC double-glazed window, and a single UPVC door providing access to the garden.

### Bathroom

7'0" x 5'11" (2.14 x 1.81)

The bathroom has a low level flush WC, a pedestal wash basin, a sunken double-ended bath with a wall-mounted electric shower fixture, floor-to-ceiling tiles, vinyl flooring, a radiator, a wall-mounted mirrored cabinet, recessed spotlights, and a UPVC double-glazed obscure window.

## FIRST FLOOR

### Landing

7'2" x 3'11" (2.19 x 1.20)

The landing has an in-built cupboard, painted wooden flooring, a UPVC double-glazed window, access to the loft, and provides access to the first floor accommodation.

### Master Bedroom

14'6" x 9'10" (4.42 x 3.00)

The main bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and an original open fireplace.

### Bedroom Two

10'7" x 10'5" (3.25 x 3.18)

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

### Bedroom Three

10'1" x 7'5" (3.08 x 2.28)

The third bedroom has a UPVC double-glazed window, wood-effect flooring, and a radiator.

## OUTSIDE

Outside the property, you'll find a spacious block-paved driveway with secure double iron-gated access, leading to a single detached garage. The garden is beautifully maintained, featuring a large lawn, well-stocked planted borders, a variety of mature plants and shrubs, and a charming children's playhouse. Hedged boundaries provide both privacy and a picturesque backdrop, making this outdoor space ideal for families and entertaining.

## ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

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 risk

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - Garage may contain asbestos

## 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.

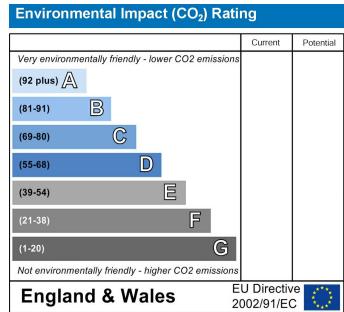
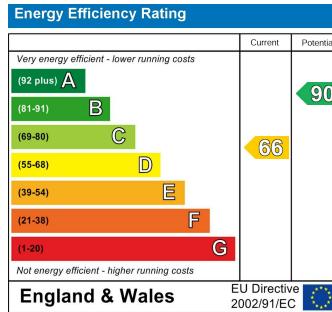
The vendor has advised the following:

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.

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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](mailto:info@holdencopley.co.uk)  
[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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