

HoldenCopley

PREPARE TO BE MOVED

Kelham Drive, Sherwood, Nottinghamshire NG5 1RA

Guide Price £260,000 - £265,000

Kelham Drive, Sherwood, Nottinghamshire NG5 IRA

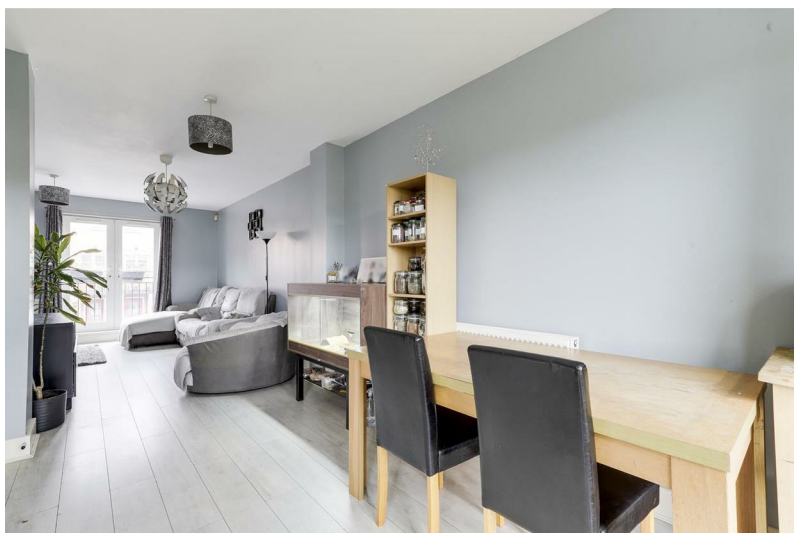


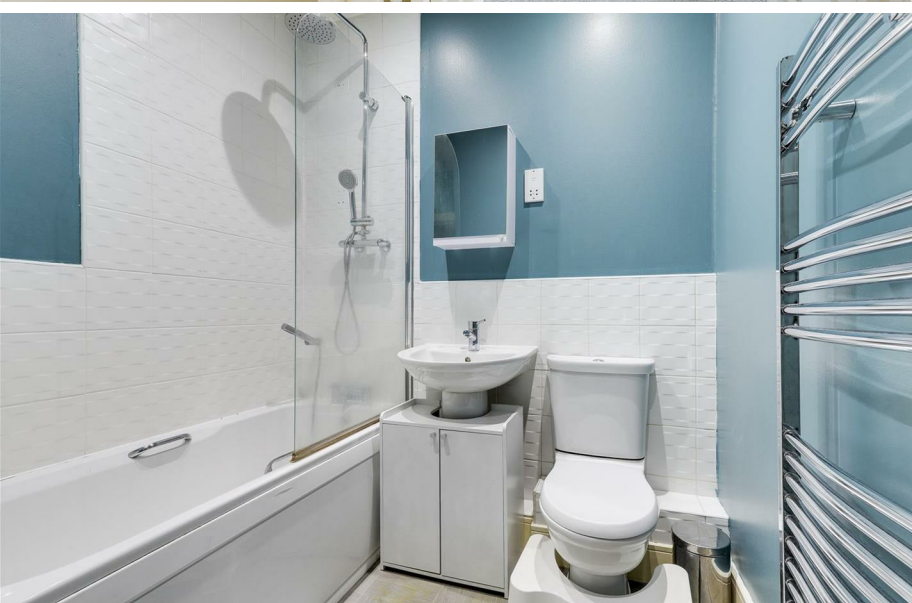
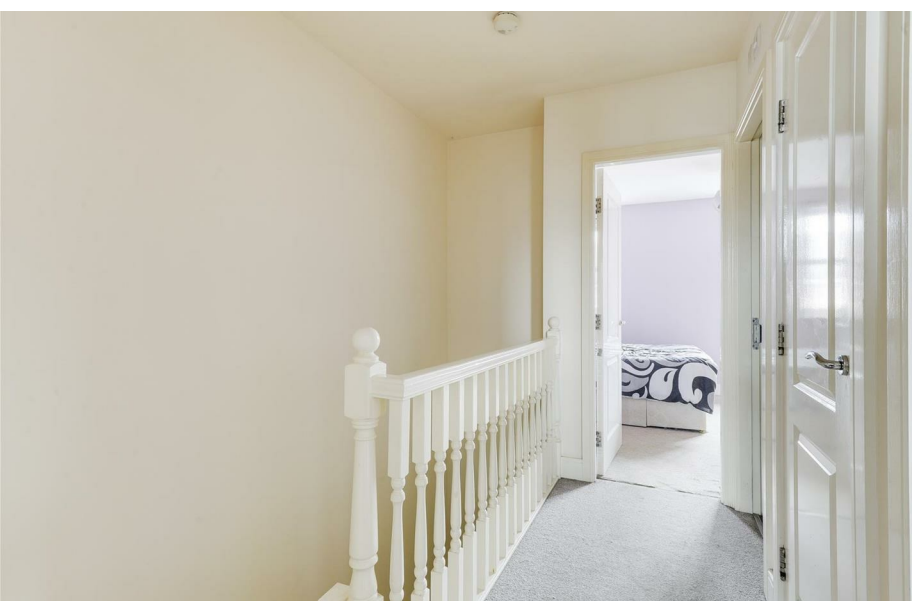
GUIDE PRICE £260,000 - £265,000

THREE STOREY HOUSE...

This well-presented three-bedroom terraced townhouse offers generous and flexible accommodation across three floors, making it an ideal home for families, professionals, or first-time buyers looking to move straight in. Located in a popular and convenient area, the property is within easy reach of a variety of local amenities including shops, restaurants, bars, and excellent schools, with Nottingham City Centre just a short distance away and strong transport links nearby. The ground floor comprises an entrance hall with access to a W/C and a utility room leading to the rear garden. On the first floor, a spacious open-plan kitchen, lounge, and dining area provides a bright and welcoming space for everyday living and entertaining. The second floor features three well-proportioned bedrooms and a modern three-piece bathroom suite. Externally, the property benefits from a driveway to the front with access to a carport and garage. At the rear, there is a south-facing enclosed garden with a patio, lawn, fenced boundaries, and gated access, offering a private and secure outdoor space.

MUST BE VIEWED





- Three-Storey Mid Terraced House
- Three Bedrooms
- Spacious Open Plan kitchen/Lounge & Diner
- Three-Piece Bathroom Suite
- Utility Room
- Ground floor W/C
- Garage & Driveway
- Enclosed South-Facing Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

20'6" x 6'5" (6.27 x 1.98)
The entrance hall has a UPVC double glazed window to the side elevation, wood-effect flooring, carpeted stairs, an in-built cupboard, a radiator, an a door providing access into the accommodation.

W/C

6'8" x 2'10" (2.05 x 0.88)
This space has a UPVC double glazed window to the front elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a radiator, and wood-effect flooring.

Utility Room

9'8" x 6'5" (2.95 x 1.97)
The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an extractor fan, a radiator, tiled flooring, an a door opening to the rear garden.

FIRST FLOOR

Landing

10'2" x 3'4" (3.11 x 1.03)
The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

Open Plan Kitchen/Lounge/Diner

29'2" x 15'6" (8.90 x 4.74)
The open plan kitchen/lounge/diner has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven ceramic hob and extractor fan, an undercounter fridge, space for a dining table, two radiators, wood-effect flooring, dual aspect UPVC double glazed windows, and dual aspect double French doors opening to Juliet balconies.

SECOND FLOOR

Landing

8'8" x 3'6" (2.66 x 1.09)
The landing has carpeted flooring, in-built cupboard, and access to the second floor accommodation.

Master Bedroom

13'6" x 10'8" (4.13 x 3.26)
The main bedroom has two UPVC double glazed windows to the front elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Two

14'11" x 8'5" (4.56 x 2.57)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, access into the loft, and carpeted flooring.

Bedroom Three

8'10" x 6'9" (2.71 x 2.08)
The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

8'4" x 6'5" (2.55 x 1.96)
The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture, a shaver socket, a chrome heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property has a driveway, and access to a carport and garage.

Car port

10'4" x 8'0" (3.17 x 2.46)
The carport has ample storage, and access into the garage.

Garage

19'10" x 8'3" (6.05 x 2.54)
The garage has electrics, lighting, ample storage, a UPVC door opening to the rear garden, and an up-and-over door opening to the carport.

Rear

To the rear of the property is an enclosed south-facing enclosed garden with a patio area, a lawn, a fence panelled boundary, and gated access.

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 C
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

Service charge £188.00 per year

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 license 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Kelham Drive, Sherwood, Nottinghamshire NG5 IRA



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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.