

HoldenCopley

PREPARE TO BE MOVED

Forest Road, Clipstone Village, Nottinghamshire NG21 9DU

Guide Price £110,000

GUIDE PRICE £110,000 - £130,000

NO UPWARD CHAIN...

This mid terraced three bedroom home offers generous space throughout and plenty of potential. A great choice for investors or anyone keen to put their own stamp on a property and turn it into a home. It sits within Clipstone Village, a location known for its friendly community feel, easy access to local shops and amenities, and close proximity to scenic woodland walks and Sherwood Pines. Excellent transport links and nearby schools make the area practical as well as welcoming. The ground floor features an entrance hall, a spacious living room, and a large kitchen with room for dining. The first floor hosts three well proportioned bedrooms served by a bathroom and useful storage. The front of the property benefits from a driveway providing parking for two cars. The rear boasts a mature garden.

MUST BE VIEWED



- Mid-Terraced House
- Three Good-Sized Bedrooms
- Spacious Living Room
- Good-Sized Kitchen
- Ample Storage Space
- Three-Piece Bathroom
- Mature Garden
- Driveway For Two Cars
- Village Location
- Sold As Seen

GROUND FLOOR

Entrance Hall
3'10" x 3'6" (1.17m x 1.07m)
The entrance hall has exposed wooden flooring, carpeted stairs, and a single UPVC door providing access into the accommodation.

Living Room
9'4" x 18'5" (2.85m x 5.62m)
The living room has a UPVC double-glazed windows to the front elevations, carpeted flooring, two radiators, a TV point, and a feature fireplace.

Kitchen
17'10" x 16'2" max (5.46m x 4.94m max)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for various appliances, a wall-mounted boiler, partially tiled walls, vinyl flooring, a radiator, UPVC double-glazed windows to the front and rear elevation, an in-built under stair cupboard, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing
The landing has carpeted flooring, a radiator, access to the loft, and provides access to the first floor accommodation.

Bedroom One
10'4" x 10'7" (3.15m x 3.24m)
The first bedroom has a UPVC double-glazed window to the front elevation, exposed wooden flooring, a radiator, and an in-built walk-in cupboard with an additional UPVC double-glazed window.

Bedroom Two
9'11" x 11'10" (3.04m x 3.61m)
The second bedroom has a UPVC double-glazed window to the front elevation, exposed wooden flooring, and a radiator.

Bedroom Three
9'0" x 7'5" (2.75m x 2.28m)
The third bedroom has a UPVC double-glazed window to the rear elevation, exposed wooden flooring, and a radiator.

Storage Room One
4'3" x 5'8" (1.30m x 1.75m)
This space has a UPVC double-glazed window to the rear elevation, exposed wooden flooring, wall-mounted shelves, and a hot water cylinder.

Storage Room Two
4'3" x 2'8" (1.32m x 0.83m)
This space has a UPVC double-glazed window to the rear elevation, exposed wooden flooring, and a wall-mounted rail.

Bathroom
7'8" x 7'3" (2.34m x 2.22m)
The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath, wall-mounted shelves, partially tiled walls, a radiator, a chrome towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front
To the front of the property is a driveway for two cars.

Rear
To the rear of the property is a mature garden.

ADDITIONAL INFORMATION
Broadband Networks Available - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 10000 Mbps (download) 100 Mbps (upload)
Phone Signal – Ok 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 Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – Restrictive Covenants - 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.

DISCLAIMER
Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

Council Tax Band Rating - Newark & Sherwood 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

Agents Disclaimer: HoldenCopley, their clients and employees l; 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



Forest Road, Clipstone Village, Nottinghamshire NG21 9DU

HoldenCopley
PREPARE TO BE MOVED



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

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@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.