

# HoldenCopley

PREPARE TO BE MOVED

Collin Green, Sherwood, Nottinghamshire NG5 3EJ

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Asking Price £180,000

## PLENTY OF POTENTIAL...

This three bedroom semi detached house would be a great purchase for any first time buyer or an investor alike as the property offers plenty of space and potential throughout. Situated in a popular location within reach of the City Hospital, various local amenities and excellent bus links into the City Centre. To the ground floor is an entrance hall, two reception rooms and a kitchen. The first floor carries three good sized bedrooms serviced by a bathroom suite. Outside to the front is a driveway and to the rear is a private enclosed garden. The property benefits from access to an allotment, which comes with an annual fee.

MUST BE VIEWED



- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Good Sized Kitchen
- Three Piece Bathroom Suite
- Driveway
- Private Garden
- Close To Local Amenities
- Must Be Viewed
- Great First Time Buy

## GROUND FLOOR

### Entrance Hall

The entrance hall has an in-built cupboard, wood effect flooring, a radiator and provides access into the accommodation

### Lounge

11'11" x 9'9" (3.64 x 2.99)

The lounge has a window to the front and side elevation

### Dining Room

15'11" x 12'5" (4.87 x 3.79)

The dining room has wood effect flooring, a window to the front and rear elevation and a feature fireplace with a decorative surround

### Kitchen

12'0" x 9'4" (3.67 x 2.87)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with taps and drainer, an integrated oven with an induction hob, space for a fridge freezer, wood effect flooring, a window to the side and rear elevation and a single door to the garden

## FIRST FLOOR

### Landing

The landing has an in-built cupboard and provides access to the first floor accommodation

### Bedroom One

12'5" x 12'5" (3.80 x 3.81)

The main bedroom has two windows to the front and rear elevation

### Bedroom Two

10'9" x 10'7" (3.30 x 3.25)

The second bedroom has a window to the front elevation

### Bedroom Three

9'7" x 9'6" (2.94 x 2.90)

The third bedroom has a window to the rear elevation

### Bathroom

5'5" x 6'0" (1.67 x 1.83)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a wall mounted electric shower, partially tiled walls, tiled flooring and an obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a driveway with a hedged border


### Rear


To the rear of the property is a private enclosed garden with a lawn and a range of mature trees, plants and shrubs

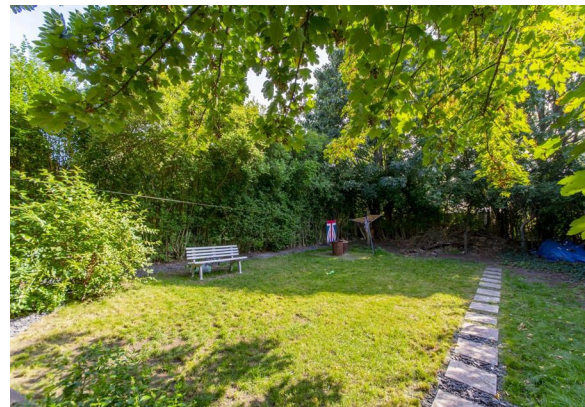
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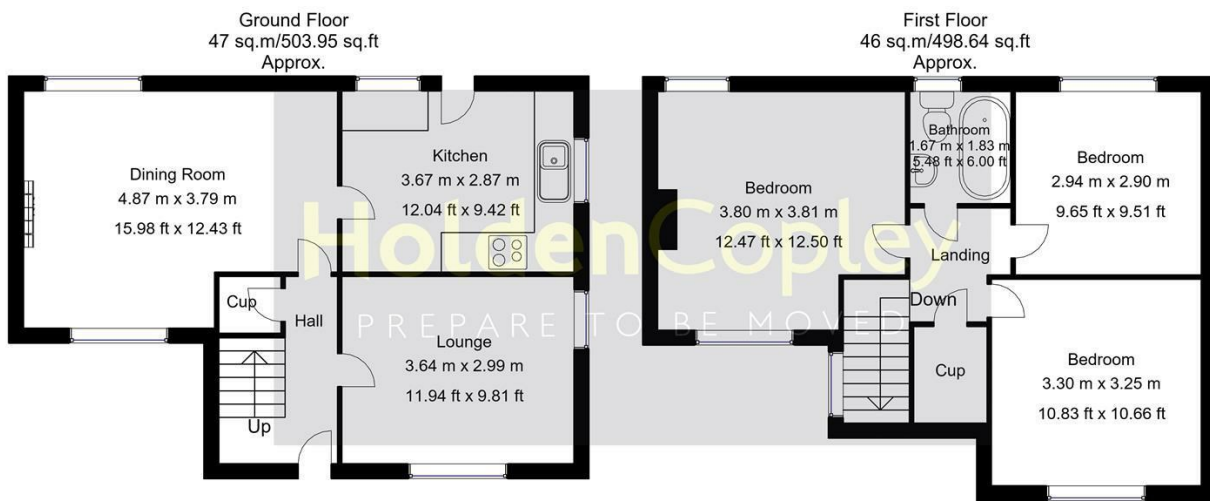
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		52	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
		44	72
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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