

# HoldenCopley

PREPARE TO BE MOVED

Portland Court, Sherwood, Nottinghamshire NG5 6EX

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Guide Price £130,000 - £140,000



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LOCATION LOCATION LOCATION...

This two bedroom terraced house is situated in a prime location within close proximity to local amenities, various schools and excellent transport links into the City Centre. The property offers plenty of potential and is being sold to the market with no upward chain, making it the perfect purchase for any first time or investors alike. To the ground floor, there is an entrance hall, a spacious living room and a kitchen diner. The first floor carries two bedrooms serviced by the three piece bathroom suite. Outside to the front are two allocated parking spaces located to the side of the property and on street parking. To the rear is a south facing, low maintenance garden.

MUST BE VIEWED





- Terraced House
- Two Bedrooms
- Spacious Living Room
- Two Good Sized Bedrooms
- Three Piece Bathroom Suite
- Allocated Parking
- Low Maintenance Garden
- No Upward Chain
- Freehold
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a wall mounted radiator, a wall mounted consumer box, a wall mounted alarm panel, and provides access into the accommodation

Living Room

12'11" x 12'4" (3.94 x 3.78)

The living room has carpeted flooring, a wall mounted radiator, a feature fireplace with a decorative surround, a TV point, a window to the front elevation and is open plan to the kitchen

Kitchen/Diner

12'4" x 7'5" (3.78 x 2.27)

The kitchen has tiled and carpeted flooring, a wall mounted radiator, a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, tiled splashback, oven with a gas hob, a washing machine, a window to the rear elevation and a single door providing access into the garden

FIRST FLOOR

Landing

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

Master Bedroom

12'2" x 9'3" (3.71 x 2.84)

The main bedroom has carpeted flooring, a wall mounted radiator, two in built cupboards and a window to the front elevation

Bedroom Two

8'4" x 6'0" (2.56 x 1.83)

The second bedroom has carpeted flooring, a wall mounted radiator and a window to the rear elevation

Bathroom

6'2" x 5'6" (1.88 x 1.68)

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

OUTSIDE

Front

To the front of the property is a lawned garden, two allocated parking spaces to the side of the elevation and on street parking


Rear


To the rear is a south facing low maintenance garden with courtesy lighting, panelled fencing, a shed and a range of decorative plants and shrubs

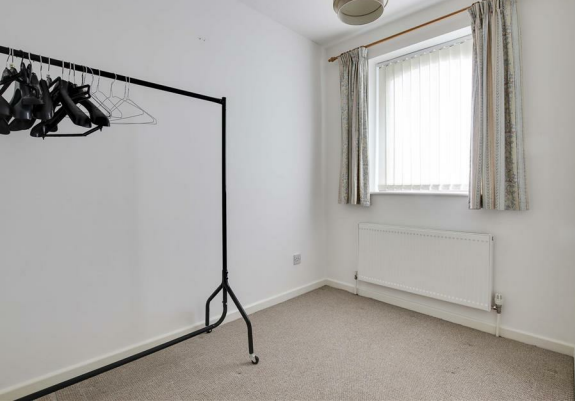
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>67</b>	<b>89</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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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



# Portland Court, Sherwood, Nottinghamshire NG5 6EX



Approx. Gross Internal Area of the Ground floor:  
**252.74 Sq Ft - 23.48 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**496.11 Sq Ft - 46.09 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**243.37 Sq Ft - 22.61 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**496.11 Sq Ft - 46.09 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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