

# HoldenCopley

PREPARE TO BE MOVED

Ormonde Terrace, Sherwood, Nottinghamshire NG5 2FE

---

Asking Price £100,000



## LOOKING FOR A PROJECT?

If so then this is the place for you! This two bedroom mid-terraced house would be a great purchase for investors or anyone looking to put their own stamp onto a property as with some TLC, this property offers plenty of potential and would make a great home. Situated in a popular location just a stone's throw away from the vibrant Sherwood High Street, hosting a range of shops, eateries and easy access into Nottingham City Centre, Universities and the City Hospital. To the ground floor are two reception rooms, a kitchen and a shower room suite. The first floor carries two double bedrooms and a sink cupboard to the master. Outside to the rear is a shared low maintenance garden. These type of properties in this location are sought after therefore we recommend an early viewing!

MUST BE VIEWED





- Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom
- Needs TLC
- Plenty Of Potential
- No Upward Chain
- Popular Location
- Shared Garden
- Must Be Viewed

GROUND FLOOR

Living Room

11'5" x 10'5" (3.5 x 3.2)

The living room has a window to the front elevation, carpeted flooring, coving to the ceiling, a fireplace and provides access into the accommodation

Dining Room

15'8" x 11'5" (4.8 x 3.5)

The dining room has a double glazed window to the rear elevation, carpeted flooring, a fireplace, an in-built cupboard, a wall mounted boiler, fitted base units with a stainless steel sink and tiled splash back

Kitchen

6'8" x 6'2" (2.03m x 1.88m)

The kitchen has fitted base and wall units with a rolled edge worktops, space for a cooker, space for a fridge freezer, fully tiled walls, a window to the side elevation and a UPVC door to the rear garden

Bathroom

5'6" x 2'7" (1.7 x 0.81)

This space has a low level flush W/C, a shower enclosure, fully tiled walls, an extractor fan and a window to the rear elevation

FIRST FLOOR

Landing

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

Master Bedroom

12'5" x 9'6" (3.8 x 2.9)

The main bedroom has a double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, in-built wardrobes and access into a sink cupboard

Sink Cupboard

This space has a pedestal wash basin with tiled splash back

Bedroom Two

10'5" x 9'6" (3.2 x 2.9)

The second bedroom has a window to the front elevation, carpeted flooring and in-built wardrobes

OUTSIDE

Front

To the front of the property is a gated garden providing access


Rear


To the rear of the property is a shared low maintenance garden

DISCLAIMER

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>41</div>	<div>89</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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	



# Ormonde Terrace, Sherwood, Nottinghamshire NG5 2FE



Approx. Gross Internal Area of the Ground floor:  
**339.82 Sq Ft - 31.57 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**612.47 Sq Ft - 56.9 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
© Holden Copley 2020

Approx. Gross Internal Area of the 1st floor:  
**272.65 Sq Ft - 25.33 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**612.47 Sq Ft - 56.9 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
© Holden Copley 2020

## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[sales@holdencopley.co.uk](mailto:sales@holdencopley.co.uk)

[www.holdencopley.co.uk](http://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.