

HoldenCopley

PREPARE TO BE MOVED

Burnham Street, Sherwood, Nottinghamshire NG5 2FH

Guide Price £220,000 - £230,000

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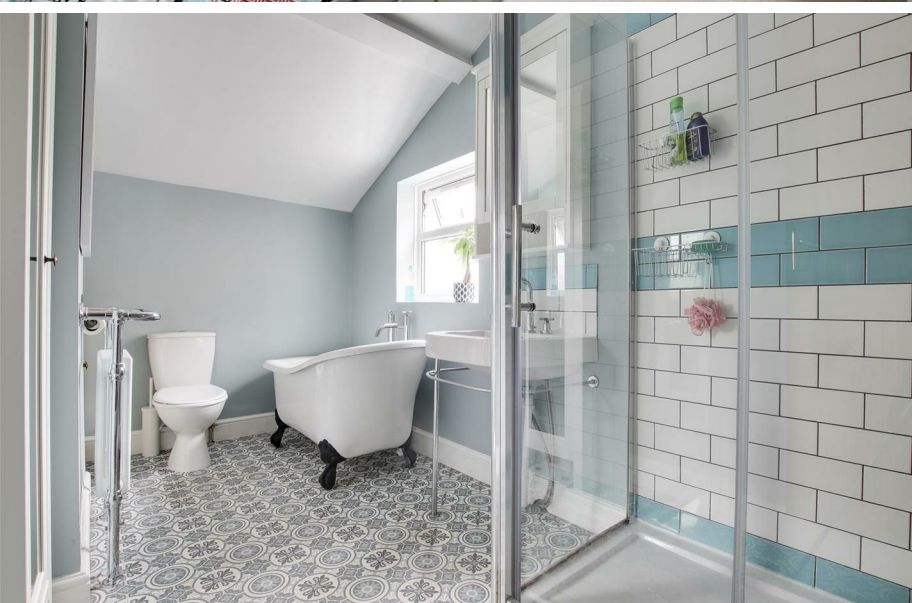
GUIDE PRICE: £220,000 - £230,000

NO UPWARD CHAIN...

This mid-terraced house offers versatile and spacious accommodation spanning across three floors whilst being exceptionally well presented and decorated throughout and benefits from having a range of new and original features including cast iron fireplaces, coving, high ceilings and much more. This property is situated in a prime location just a short walk to the vibrant Sherwood High Street, host to a range of shops, eateries, pubs and excellent transport links as well as being within catchment to great schools, the City Hospital and Nottingham City Centre. To the ground floor is an entrance hall, two reception rooms, a breakfast kitchen and access to the cellar - which is split into three rooms. The first floor offers two good sized bedrooms serviced by a four-piece bathroom suite and upstairs on the second floor is a further double bedroom benefiting from fitted wardrobes. Outside to the rear is a well maintained private garden.

MUST BE VIEWED





- Mid-Terraced House
- Three Good Sized Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Cellar Split Into Three Rooms
- Stylish Four-Piece Bathroom Suite
- Three Storey
- Well Maintained Rear Garden
- No Upward Chain
- Popular Location





GROUND FLOOR

Entrance Hall

The entrance hall has wooden flooring, a dado rail, carpeted stairs and a single wooden door with stained glass inserts providing access into the accommodation

Living Room

15'5" x 11'1" (4.7 x 3.4)

The living room has a double glazed bay window to the front elevation, wooden flooring, coving to the ceiling, a ceiling rose, a TV point, a recessed chimney breast alcove with a log burning stove, a tiled hearth and double wooden doors with glass inserts to the dining room

Dining Room

12'1" x 11'1" (3.7 x 3.4)

The dining room has a window to the rear elevation, wooden flooring, a radiator and an exposed brick feature wall with a recessed chimney breast alcove

Breakfast Kitchen

11'5" x 14'9" (3.5 x 4.5)

The breakfast kitchen has a range of fitted base and wall units with wood effect worktops and a breakfast bar, a stainless steel sink and a half with a movable swan neck mixer tap and drainer, space for a cooker, space and plumbing for a washing machine / dishwasher, a wall mounted boiler, space for a fridge freezer, wood effect flooring, a radiator, tiled splashback, a partial glass roof, access to the cellar, a double glazed window to the rear elevation and access to the rear garden

BASEMENT LEVEL

Cellar One

3'3" x 14'5" (1.0 x 4.4)

Cellar Two

5'2" x 12'5" (1.6 x 3.8)

Cellar Three

12'5" x 5'2" (3.8 x 1.6)

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a dado rail and provides access to the first floor accommodation

Bedroom Two

13'9" x 11'9" (4.2 x 3.6)

The second bedroom has a double glazed window to the front elevation, carpeted flooring and a radiator

Bedroom Three

11'9" x 8'2" (3.6 x 2.5)

The third bedroom has a double glazed window to the rear elevation, carpeted flooring, a dado rail and an original cast iron fireplace

Bathroom

5'6" x 11'5" (1.7 x 3.5)

The bathroom has a low level dual flush W/C, a wash basin with a swan neck mixer tap, a freestanding roll top bath with claw feet and a floor standing mixer tap, a shower enclosure with an overhead rainfall shower, a column radiator with a chrome towel rail, patterned tiled flooring, partially tiled walls and a double glazed obscure window to the side elevation

SECOND FLOOR

Bedroom One

14'5" x 13'9" (4.4 x 4.2)

The main bedroom has a double glazed window to the front elevation, carpeted flooring, an original cast iron fireplace, a radiator, exposed beams on the ceiling and fitted wardrobes

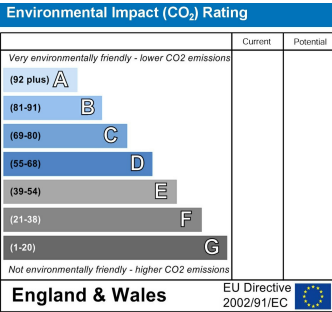
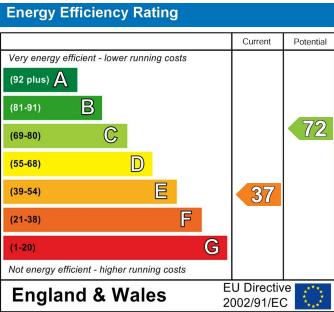
OUTSIDE

To the front of the property is on street parking. To the rear of the property is a private enclosed garden with a decked seating area, a lawn, a metal shed, a range of decorative plants and shrubs and fence panelling

DISCLAIMER

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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.





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