

HoldenCopley

PREPARE TO BE MOVED

Dornoch Avenue, Sherwood, Nottinghamshire NG5 4DP

Guide Price £190,000

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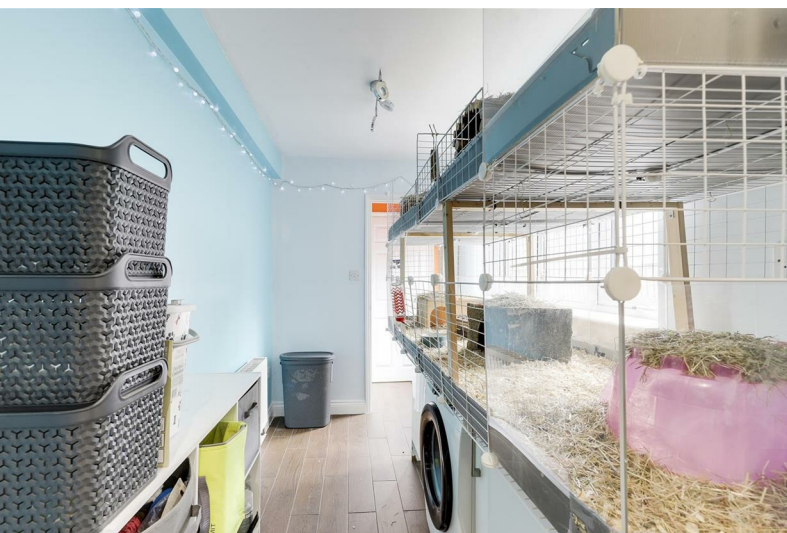


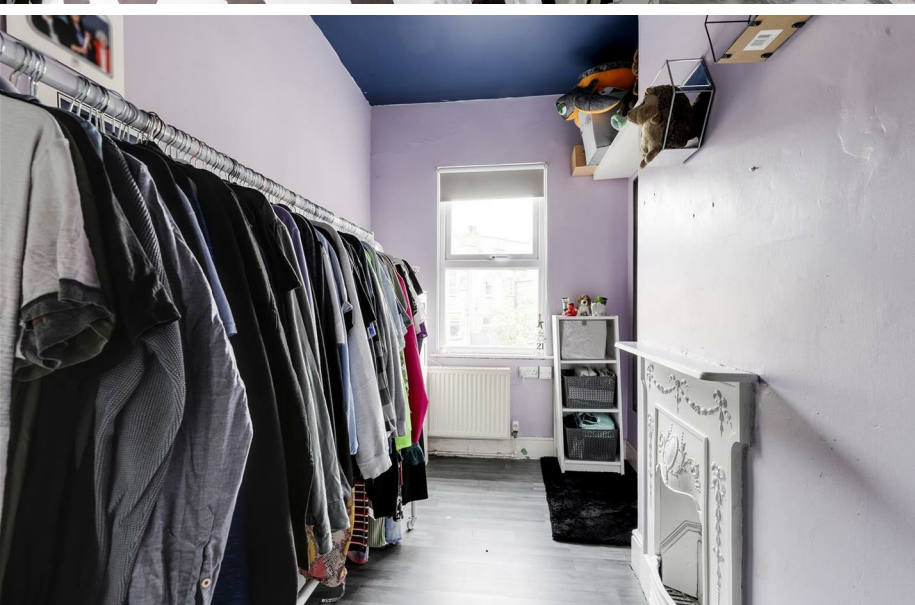
GUIDE PRICE: £190,000 - £200,000

IDEAL FOR FIRST-TIME BUYERS...

This well-presented two-bedroom mid-terrace house is an ideal choice for first-time buyers. Situated in a popular location, it is just a stone's throw from local amenities including shops, restaurants, and cafes, while also benefiting from excellent transport links and access to great school catchments. The ground floor comprises a reception room and a modern fitted kitchen complete with a breakfast bar island, perfect for everyday dining and entertaining. Off the kitchen is a useful utility room and a convenient ground floor W/C. The first floor offers a double bedroom, a single bedroom, and a stylish bathroom, while the top floor provides a versatile loft space. The property also boasts a cellar, offering valuable additional storage. Outside, the front of the property allows access to on-street parking, while the rear features a low-maintenance courtyard-style garden with a patio seating area ideal for enjoying the outdoors.

MUST BE VIEWED!





- Mid-Terrace House
- Two Bedrooms & Loft Space
- Reception Room
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Stylish Bathroom
- Cellar
- On-Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

11*10" x 11*2" (3.63 x 3.41)

The living room has wooden flooring, a radiator, a feature traditional fireplace and a UPVC double-glazed window to the front elevation.

Kitchen

11*11" x 11*1" (3.64 x 3.40)

The kitchen has a range of fitted base units with worktops and a breakfast bar island, a stainless steel sink with a drainer and a swan neck mixer tap, a freestanding cooker, space and plumbing for a dishwasher, partially tiled walls, recessed spotlights, wooden flooring, carpeted stairs, a radiator and a UPVC double-glazed window to the rear elevation.

Utility Room

10*0" x 5*7" (3.05 x 1.71)

The utility room has fitted base units with a worktop, space and plumbing for a washing machine, a radiator, tiled flooring and a UPVC double-glazed window to the side elevation.

Hallway

3*4" x 2*7" (1.04 x 0.81)

The hallway has tiled flooring, an in-built cupboard and a single UPVC door providing access to the rear garden.

W/C

5*8" x 5*7" (1.75 x 1.71)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a heated towel rail, tiled flooring, an extractor fan and a single-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

9*4" x 4*5" (2.85 x 1.36)

The landing has carpeted flooring and access to the first floor accommodation.

Master Bedroom

11*1" x 9*4" (3.40 x 2.85)

The main bedroom has carpeted flooring, a radiator, an original traditional fireplace, an in-built wardrobe and a UPVC double-glazed window to the front elevation.

Bedroom Two

11*11" x 6*4" (3.64 x 1.94)

The second bedroom has laminate wood-effect flooring, a radiator, an original traditional fireplace, an in-built wardrobe and a UPVC double-glazed window to the rear elevation.

Shower Room

12*1" x 4*4" (3.69 x 1.34)

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, tiled walls, recessed spotlights, an extractor fan, laminate flooring and a single-glazed obscure window to the rear elevation.

SECOND FLOOR

Loft Space

11*3" x 11*2" (3.43 x 3.41)

The loft space has carpeted flooring and a UPVC double-glazed window to the rear elevation.

BASEMENT

Cellar

11*11" x 5*4" (3.65 x 1.64)

The cellar has courtesy lighting and ample storage space.

Cellar

11*10" x 5*6" (3.63 x 1.68)

The cellar has courtesy lighting and ample storage space.

OUTSIDE

Front

To the front of the property is access to on-street parking.

Rear

To the rear is low maintenance courtyard garden with a concrete patio, a raised flower bed, fence panelling and brick-wall boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

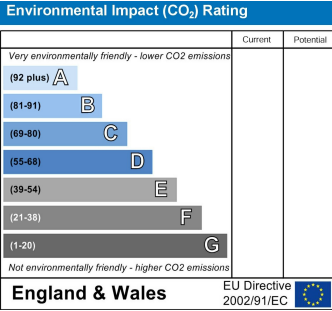
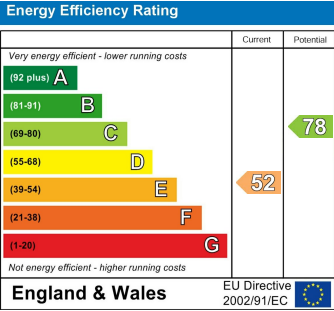
The vendor has advised the following:

Property Tenure is Freehold

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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.
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