

HoldenCopley

PREPARE TO BE MOVED

Dornoch Avenue, Sherwood, Nottinghamshire NG5 4DP

£230,000

Dornoch Avenue, Sherwood, Nottinghamshire NG5 4DP



FULL OF CHARM & CHARACTER...

This charming two-bedroom end-terraced home perfectly blends period features with modern comforts. Ideal for first-time buyers or investors, the property is exceptionally well presented and ready to move straight into. Located just a short walk from Sherwood High Street, you'll have a great choice of shops, cafes, and other amenities on your doorstep, along with easy access to the City Centre, City Hospital, universities, and well-regarded local schools. Inside, the ground floor offers a welcoming entrance hall leading to, two reception rooms, and a fitted kitchen with space for dining. There's also access to a large cellar split into two rooms, offering great storage or further potential. Upstairs are two good-sized bedrooms and a stylish four-piece bathroom. Outside, there's on-street parking to the front. The rear garden is private and well established, with a lawn, mature plants, shrubs and trees, as well as a patio seating area, perfect for enjoying the outdoors.

MUST BE VIEWED!





- End-Terrace House
- Two Double Bedrooms
- Two Well-Presented Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- Private Rear Garden
- On-Street Parking
- Large Cellar Split Into Two
- Beautifully-Presented Throughout
- Popular Location





GROUND FLOOR

Entrance Hall

11'4" x 4'3" (3.47m x 1.30m)

The entrance hall has carpeted flooring, a radiator and a single composite door providing access into the accommodation.

Living Room

13'0" x 8'5" (3.98m x 2.59m)

The living room has carpeted flooring, a vertical radiator, a picture rail, a recessed chimney breast alcove and a UPVC double-glazed obscure bay window to the front elevation.

Hall

2'3" x 2'6" (0.71m x 0.78m)

The hall has carpeted flooring and stairs.

Dining Room

12'11" x 11'10" (3.95m x 3.62m)

The dining room has carpeted flooring, a vertical radiator, a traditional fireplace, access to the cellar and a UPVC double-glazed window to the rear elevation.

Kitchen

7'6" x 14'7" (2.29m x 4.46m)

The kitchen has a range of fitted base units with worktops, a stainless steel double sink with a swan neck mixer tap, space for a dishwasher, cooker and a fridge freezer, recessed spotlights, tiled flooring with underfloor heating, a UPVC double-glazed window to the side elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

15'0" x 2'9" (4.58m x 0.85m)

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

Master Bedroom

12'11" x 11'5" (3.96m x 3.49m)

The main bedroom has carpeted flooring, a radiator, a picture rail, an in-built storage cupboard, a traditional fireplace and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11'11" x 9'10" (3.64m x 3.01m)

The second bedroom has carpeted flooring, a radiator, a traditional fireplace and a UPVC double-glazed window to the rear elevation.

Bathroom

9'11" x 7'6" (3.04m x 2.31m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath, a shower enclosure with a shower fixture, partially tiled walls, two heated towel rails, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking and gated access to the rear garden.

Rear

To the rear is an enclosed private garden with a paved patio area, a lawn, established plants, shrubs and trees, fence panelling and hedge border 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.

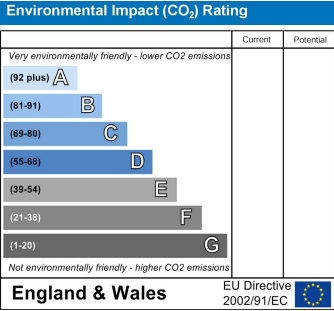
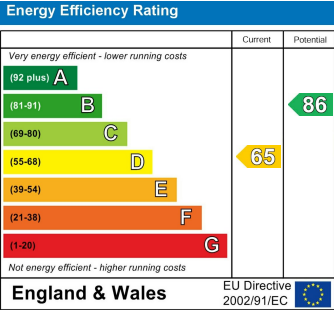
The vendor has advised the following:

Property Tenure is Freehold

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.

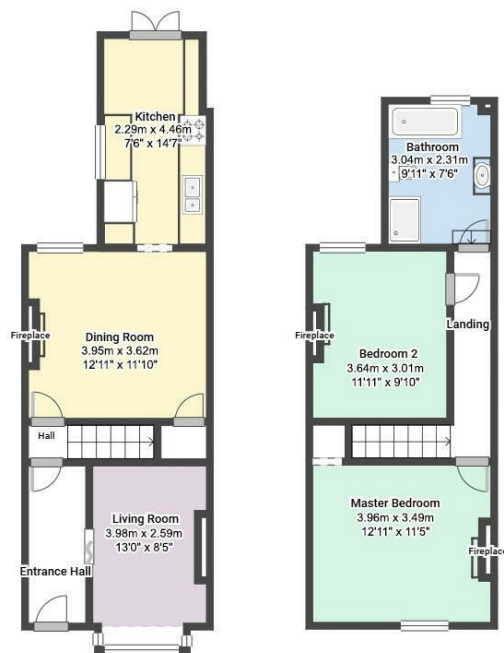
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Dornoch Avenue, Sherwood, Nottinghamshire NG5 4DP

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

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.