

# HoldenCopley

PREPARE TO BE MOVED

Bedale Road, Sherwood Dales, Nottinghamshire NG5 3GL

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£240,000



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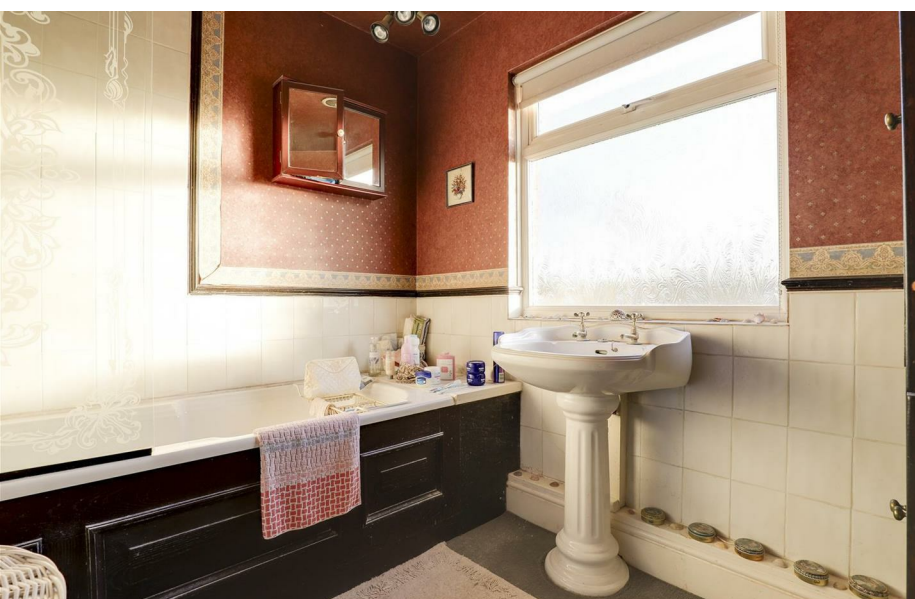
## LOCATION, LOCATION, LOCATION...

This three bedroom semi-detached house is situated on a quiet, tree-lined road within a popular location and has easy access to the City Hospital, various local amenities, excellent schools and direct access into the City Centre. This property offers spacious accommodation and would make a great home for a range of buyers. To the ground floor is an entrance hall, a bay fronted reception room, a living room and a kitchen along with an office space. The first floor offers three good sized bedrooms serviced by a bathroom and a W/C. Outside to the front is a driveway and to the rear is a private enclosed garden.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Three Reception Rooms
- Good Sized Kitchen
- Bathroom With Separate W/C
- Driveway
- Generous Sized Garden
- Plenty Of Potential
- Popular Location
- Must Be Viewed









GROUND FLOOR

Entrance Hall

7'4" x 14'1" (2.25 x 4.30)

The entrance hall has carpeted flooring, panelled walls, a radiator, an in-built cupboard, a picture rail, block glass windows into the sitting room, obscure windows to the front elevation and a single UPVC door providing access into the accommodation

Sitting Room

12'11" x 11'5" (3.94 x 3.48)

The sitting room has a UPVC double glazed bay window to the front elevation, a radiator, carpeted flooring, exposed beams on the ceiling and block glass windows

Living Room

20'2" x 14'2" (6.16 x 4.33)

The living room has carpeted flooring, coving to the ceiling, a dado rail, a feature fireplace with a decorative surround, a TV point, a radiator, an in-built cupboard, a UPVC double glazed window to the side elevation and a door providing access to the rear garden

Kitchen

12'10" x 9'3" (3.92 x 2.82)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with taps and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splashback, UPVC double glazed windows to the side and rear elevation and a single UPVC door to access the rear garden

Office

12'5" x 7'2" (3.81 x 2.19)

The office has a UPVC double glazed window to the rear elevation, carpeted flooring and a UPVC door providing access

FIRST FLOOR

Landing

10'10" x 5'3" (3.32 x 1.62)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access to the loft and provides access to the first floor accommodation

Bedroom One

14'0" x 11'5" into bay (4.29 x 3.50 into bay)

The main bedroom has a UPVC double glazed bay window to the front elevation, carpeted flooring, a radiator and a picture rail

Bedroom Two

14'0" x 11'5" (4.27 x 3.50)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a picture rail and a radiator

Bedroom Three

8'5" x 7'11" (2.59 x 2.43)

The third bedroom has a UPVC double glazed window to the front elevation, carpeting flooring and a radiator

W/C

5'5" x 2'8" (1.66 x 0.83)

This space has a low level flush W/C, carpeted flooring, a dado rail and a UPVC double glazed window

Bathroom

8'4" x 7'0" (2.56 x 2.15)

The bathroom has a pedestal wash basin, a panelled bath with a wall mounted electric shower and a shower screen, a radiator, partially tiled walls, a fitted cupboard and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway

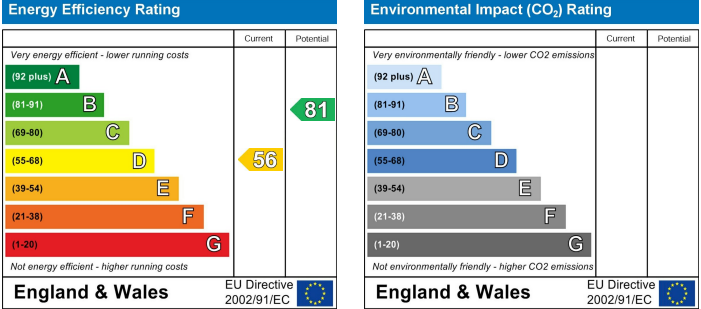
Rear

To the rear of the property is a private enclosed garden with a shed, a lawn and fence panelling

DISCLAIMER

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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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