

# HoldenCopley

PREPARE TO BE MOVED

Costock Avenue, Sherwood, Nottinghamshire NG5 3AS

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Guide Price £300,000 - £325,000

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## CHARACTERFUL THREE-BEDROOM DETACHED HOME IN POPULAR LOCATION...

A well-presented three-bedroom detached home, offering a real sense of character throughout, with charming features evident as you step into each room. Located in the popular area of Sherwood, the property is just a short walk from the City Hospital and Sherwood High Street, which offers a good range of shops, local amenities and easy access to Nottingham City Centre. The property also falls within the catchment area for good local schools. To the ground floor, a welcoming entrance hall provides access to the bay-fronted living room, creating a bright and comfortable space to relax. There is a separate dining room, ideal for entertaining, along with a modern fitted kitchen designed to meet everyday culinary needs. The property also benefits from a useful cellar, providing ample storage space. The first floor offers two well-proportioned double bedrooms, a further single bedroom and a stylish bathroom. The loft has also been recently insulated, adding to the home's overall efficiency. Externally, the front of the property benefits from a driveway providing off-road parking. To the rear is a generously sized garden offering plenty of potential, along with access to the garage.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- Cellar
- Driveway & Garage
- Generous Sized Rear Garden
- Well-Presented Throughout
- Popular Location





## GROUND FLOOR

### Entrance Hall

6'5" x 13'7" (1.98m x 4.16m)

The entrance hall has wooden flooring, carpeted stairs, a radiator, an in-built cupboard, a single-glazed oval window to the side elevation and a single wooden door with stained glass inserts providing access into the accommodation.

### Living Room

11'0" x 16'0" (3.35m x 4.88m)

The living room has laminate wood-effect flooring, a radiator, a single-glazed circular window to the side elevation and a UPVC double-glazed window to the front elevation.

### Dining Room

10'10" x 10'11" (3.30m x 3.33m)

The dining room has exposed wooden flooring, a radiator, a picture rail, single-glazed bay windows to the rear elevation with a single door providing access to the rear garden.

### Kitchen

7'9" x 10'8" (2.36m x 3.25m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and taps, space for a range cooker and a washing machine, a wall-mounted boiler, laminate wood-effect flooring, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access to the side of the property.

## FIRST FLOOR

### Landing

3'3" x 10'2" (1.00m x 3.10m)

The landing has carpeted flooring, a single-glazed stained glass window to the side elevation, access to the loft and access to the first floor accommodation.

### Master Bedroom

11'0" x 16'0" (3.35m x 4.88m)

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

### Bedroom Two

10'9" x 10'11" (3.28m x 3.33m)

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

### Bedroom Three

7'11" x 8'8" (2.41m x 2.64m)

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

### Bathroom

7'8" x 7'8" (2.34m x 2.34m)

The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, tiled walls, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

## BASEMENT

### Cellar One

13'2" x 6'7" (4.01m x 2.01m)

### Cellar Two

12'4" x 8'5" (3.76m x 2.57m)

### Cellar Three

12'4" x 6'4" (3.76m x 1.93m)

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, courtesy lighting and a brick-wall boundary.

### Rear

To the rear of the property is a generous sized garden with lots of potential. There is access to the garage and fence panel boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

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 Defences – No

Non-Standard Construction – No

Any Legal Restrictions – Yes

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

| Energy Efficiency Rating  |   | Environmental Impact (CO <sub>2</sub> ) Rating |                         |
|---|---|--|-------------------------|
|   |   | Current  | Potential               |
| Very energy efficient - lower running costs                     |   |  |                         |
| (92 plus)   | A |  |                         |
| (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                        | EU Directive 2002/91/EC |
|   |   |  |                         |
| 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                        | EU Directive 2002/91/EC |
|   |   |  |                         |



**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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