

# HoldenCopley

PREPARE TO BE MOVED

Drayton Street, Sherwood, Nottinghamshire NG5 2JR

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Guide Price £210,000

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GUIDE PRICE: £210,000 - £230,000

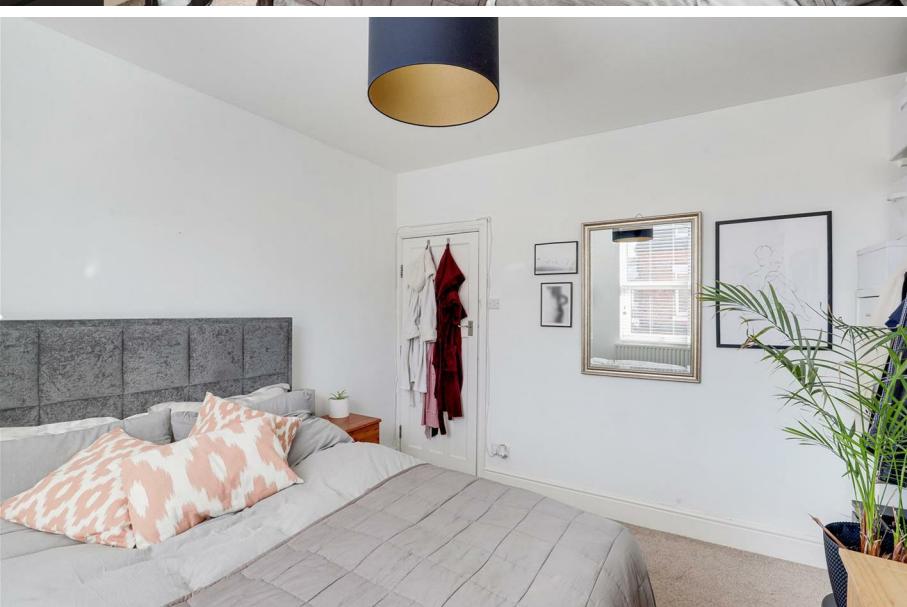
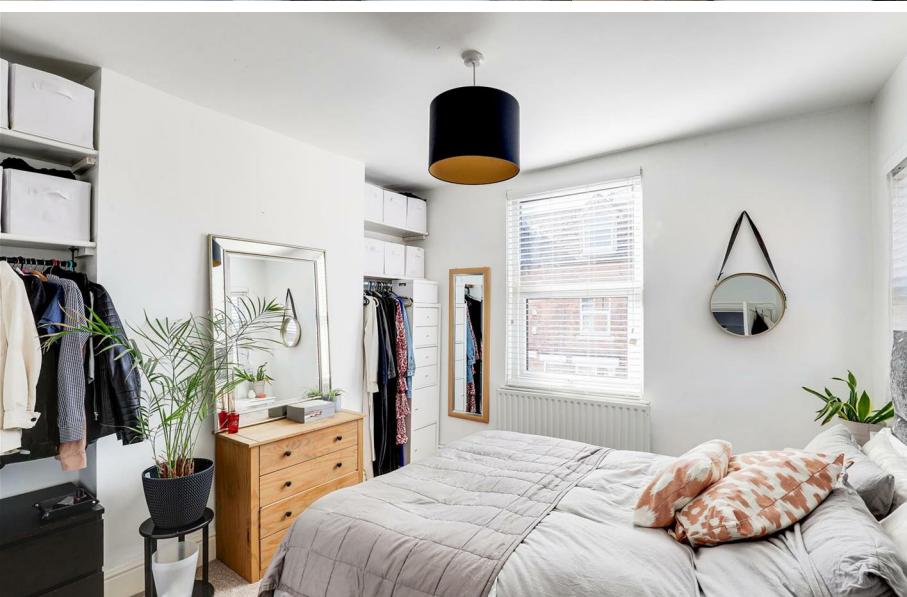
NO UPWARD CHAIN

BEAUTIFULLY PRESENTED THROUGHOUT...

This end-terrace four-bedroom home is well-presented and would be the perfect purchase for a range of buyers as it boasts spacious accommodation spanning across three floors. Situated in a well-connected area, just moments away from a variety of local amenities including shops, restaurants, and direct transport links to Nottingham City Centre. Upon entering the property, you're welcomed into a cosy yet spacious living room that offers a warm and inviting atmosphere. The fully fitted kitchen provides ample cupboard space, room for a dining table, and convenient access to the cellar. Completing the ground floor is a practical utility/WC with access to the rear garden. The basement level features a sizeable cellar space, offering excellent storage options. Upstairs, the first floor hosts a spacious double master bedroom and a second bedroom currently used as a home office—perfect for those working from home. A modern three-piece bathroom suite is also located on this level. The second floor boasts two additional well-proportioned double bedrooms. The property also benefits from Google Home Smart Heating throughout. On-street permit parking is available at the front of the property, while to the rear, you'll find a low-maintenance garden, fully enclosed with secure fencing to ensure added privacy.

MUST BE VIEWED





- Three Story End Terrace House
- Four Bedrooms
- Good-Sized Living Room
- Spacious Fitted Kitchen
- Ground Floor W/C & Utility
- Three-Piece Bathroom Suite
- Cellar
- Google Home Smart Heating
- Low-Maintenance Garden
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

3'8" x 2'11" (1.13m x 0.89m)

The entrance hall features carpeted flooring and a UPVC double-glazed obscure window above a single UPVC door providing access into the accommodation.

### Living Room

11'1" x 11'1" (3.40m x 3.40m)

The living room has carpeted flooring, a radiator, a TV-point, and a UPVC double-glazed window with fitted blinds to the front elevation.

### Kitchen

11'1" max x 10'11" (3.40m max x 3.34m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck tap and a drainer, an integrated oven, an integrated electric hob with a stainless steel extractor fan, space for a fridge freezer, space for a dining table, vinyl flooring, partially tiled walls, a radiator, access to the cellar, and two UPVC double-glazed window with fitted blinds to the side and rear elevations.

### Utility/WC

7'6" x 5'2" (2.31m x 1.60m)

This space has a 2-in-1 combined W/C and wash basin, a fitted base unit with a rolled-edge worktop, space for a washing machine, a wall-mounted boiler, a UPVC double-glazed window to the rear elevation, and a single UPVC obscure glass door leading out to the rear garden.

## BASEMENT LEVEL

### Cellar

11'1" x 5'1" (3.40m x 1.57m)

The cellar has decked flooring, shelving, and provides ample storage space.

## FIRST FLOOR

### Landing

13'1" max x 11'1" (4.25m max x 3.40m)

The first floor landing has laminate flooring, two UPVC double-glazed windows with fitted blinds to the side elevation, and provides access to the first floor accommodation.

### Master Bedroom

11'3" x 11'2" (3.44m x 3.41m)

The main bedroom has carpeted flooring, a radiator, and two UPVC double-glazed windows with fitted blinds to the front and side elevations.

### Bedroom Three

8'8" x 8'0" (2.65m x 2.45m)

The third bedroom has laminate flooring, a radiator, and a UPVC double-glazed window with fitted blinds to the rear elevation.

### Bathroom

7'8" x 5'2" (2.35m x 1.60m)

The bathroom has a low level flush W/C, a pedestal wash basin with a splashback, a panelled bath with a handheld shower fixture and a glass shower screen, vinyl flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## SECOND FLOOR

### Upper Landing

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

### Bedroom Two

11'3" max x 9'4" (3.43m max x 2.85m)

The second bedroom has laminate flooring, an in-built storage cupboard, a radiator, and a UPVC double-glazed window with fitted blinds to the side elevation.

### Bedroom Four

11'3" max x 9'1" (3.43m max x 2.78m)

The second bedroom has laminate flooring, a radiator, and a UPVC double-glazed window with fitted blinds to the side elevation.

## OUTSIDE

### Front

To the front of the property there is a courtesy light, and on-street permit parking.

### Rear

To the rear of the property is a low-maintenance paved garden with fence panelled boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

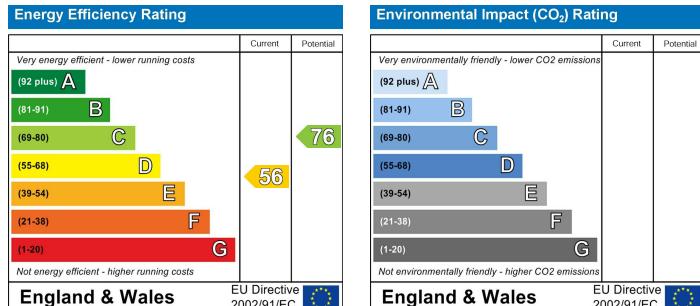
The vendor has advised the following:

Property Tenure is Freehold.

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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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