

# HoldenCopley

PREPARE TO BE MOVED

Milner Road, Sherwood, Nottinghamshire NG5 2ES

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Guide Price £375,000

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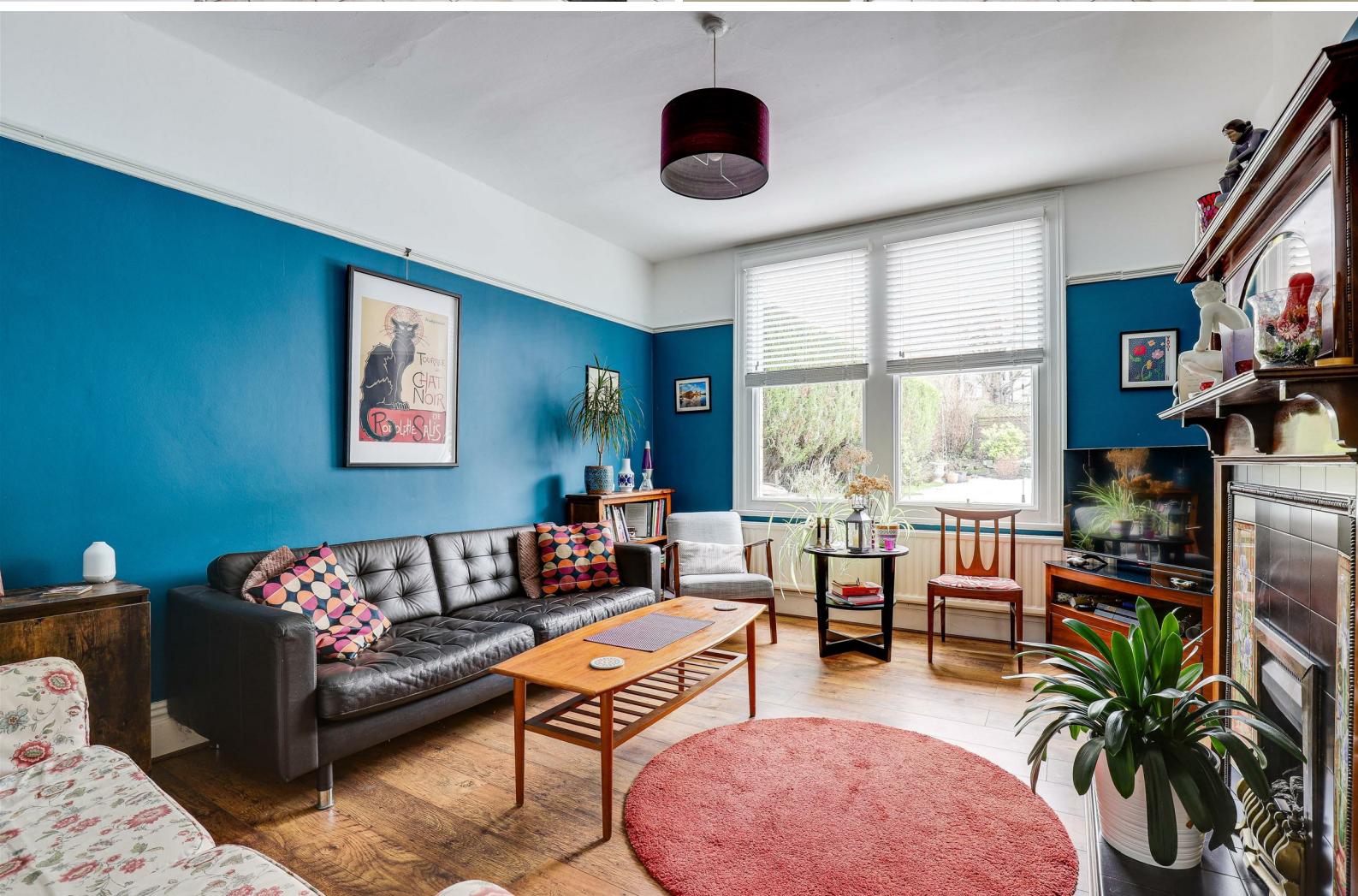
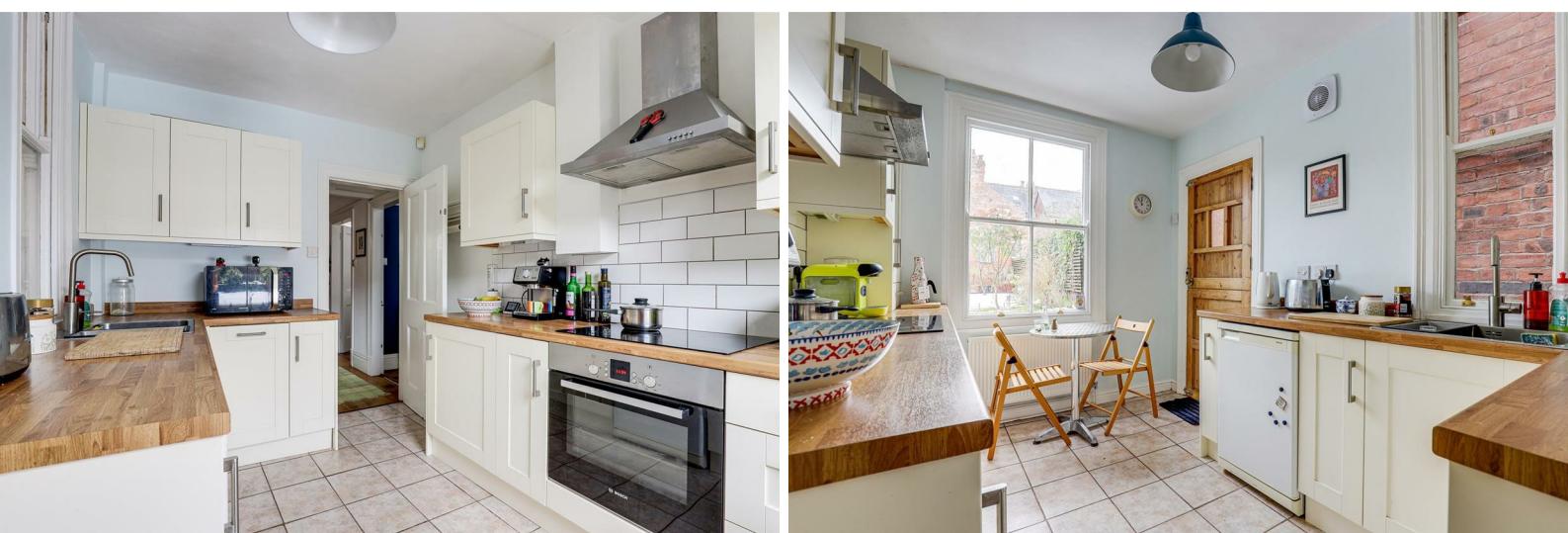


GUIDE PRICE £375,000 - £395,000

NO UPWARD CHAIN...

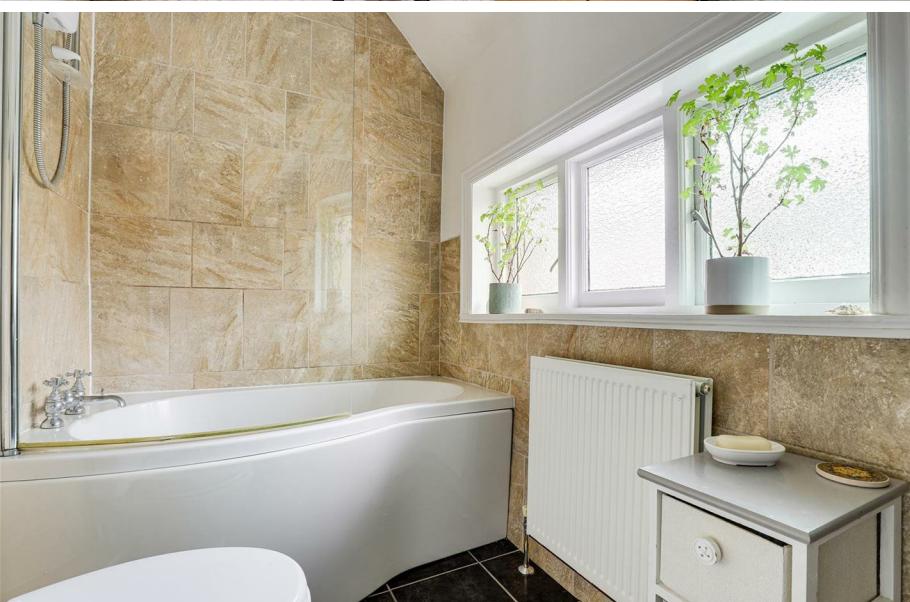
This beautifully presented semi-detached Edwardian home is located in the highly sought-after area of Sherwood, offering a wealth of original character combined with modern living. The accommodation comprises an inviting entrance hall with stained glass detailing, a bay-fronted dining room and a spacious living room, both featuring decorative fireplaces, along with a contemporary shaker-style kitchen and access to a useful cellar. To the first floor are three well-proportioned bedrooms and a stylish three-piece bathroom suite, while the second floor hosts a generous fourth bedroom with eaves storage and a Velux window. Outside, the property benefits from a charming courtyard-style front garden and a private, enclosed rear garden with patio seating, lawn, outbuilding and established borders. Positioned within easy reach of Sherwood's amenities, schools and transport links, this characterful family home must be viewed to be fully appreciated.

MUST BE VIEWED





- Semi-Detached Edwardian House
- Four Well-Proportioned Bedrooms
- Bay Fronted Room Dining With A Fireplace
- Living Room With A Fireplace
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Cellar
- Courtyard Style Front Garden
- Private Enclosed Rear Garden
- Must Be Viewed







## GROUND FLOOR

### Entrance Hall

7'6" x 8'2" (2.30m x 2.49m)

The entrance hall has wooden floorboards, carpeted stairs, a radiator, a dado rail, coving to the ceiling, and a wood-framed obscure stained glass window to the front elevation.

### Dining Room

13'11" x 12'0" (4.26m x 3.68m)

The dining room has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, a radiator, a dado rail, coving to the ceiling, and a wood-framed sash bay window to the front elevation.

### Living Room

12'0" x 15'0" (3.68m x 4.59m)

The living room has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, a radiator, a dado rail, and a wood-framed sash window to the rear elevation.

### Kitchen

11'1" x 8'2" (3.40m x 2.50m)

The kitchen has a range of fitted shaker-style base and wall units with wood-effect worktops, a stainless steel sink with a mixer tap, an integrated oven and electric hob with a stainless steel extractor fan, an integrated dishwasher, space for an undercounter fridge freezer, tiled flooring, partially tiled walls, a radiator, two wood-framed sash windows to the side and rear elevation, and a barn-style door leading out to the rear garden.

## BASEMENT LEVEL

### Cellar

8'0" x 7'4" (2.45m x 2.24m)

The cellar has a radiator, lighting, electricity, and ample storage space.

## FIRST FLOOR

### Landing

4'11" x 5'6" (1.51m x 1.70m)

The landing has carpeted flooring and stairs, a wood-framed obscure window to the side elevation, and access to the first floor accommodation.

### Master Bedroom

15'1" x 12'2" (4.61m x 3.71m)

The main bedroom has carpeted flooring, a radiator, and a wood-framed sash window to the rear elevation.

### Bedroom Two

14'0" x 12'1" (4.27m x 3.70m)

The second bedroom has carpeted flooring, an original fireplace, two radiators, and a wood-framed sash bay window to the front elevation.

### Bedroom Three

11'2" x 8'2" (3.40m x 2.49m)

The third bedroom has carpeted flooring, a radiator, a fitted cupboard, and a wood-framed sash window to the rear elevation.

### Bathroom

5'0" x 7'11" (1.54m x 2.43m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled 'P'-shaped bath with a wall-mounted electric shower fixture and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## SECOND FLOOR

### Bedroom Four

11'8" x 10'5" (3.56m x 3.20m)

The fourth bedroom has carpeted flooring, a radiator, eaves storage, access to the loft, and a Velux window.

## OUTSIDE

### Front

To the front of the property is a courtyard-style garden with ample decorative greenery, gated access to the rear, and stone-wall boundaries.

### Rear

To the rear of the property is a private enclosed garden with a patio seating area, a lawn, an outbuilding, planted borders, and boundaries made up of hedges and fence panelling.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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:

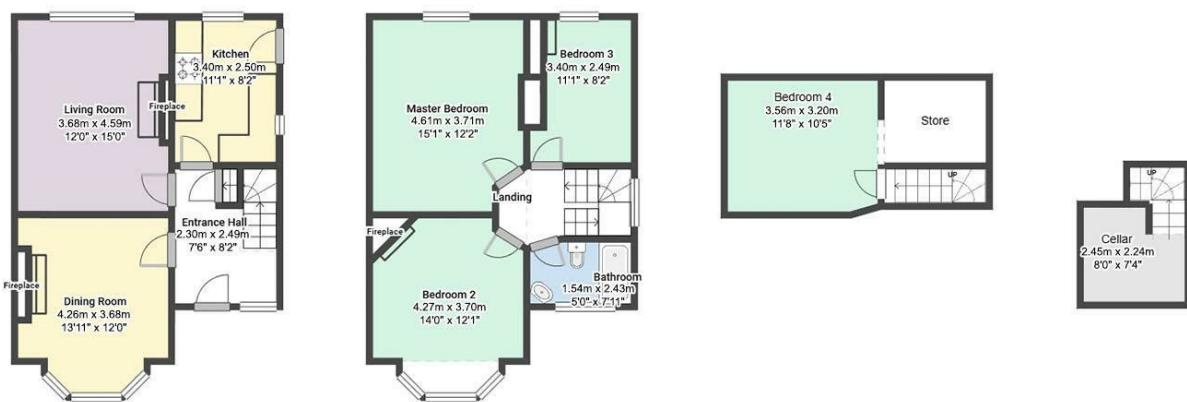
Property Tenure is freehold.

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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 licence 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.

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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			
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		England & Wales EU Directive 2002/91/EC 



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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