

HoldenCopley

PREPARE TO BE MOVED

Edingley Avenue, Sherwood, Nottinghamshire NG5 3DP

Guide Price £210,000 - £220,000

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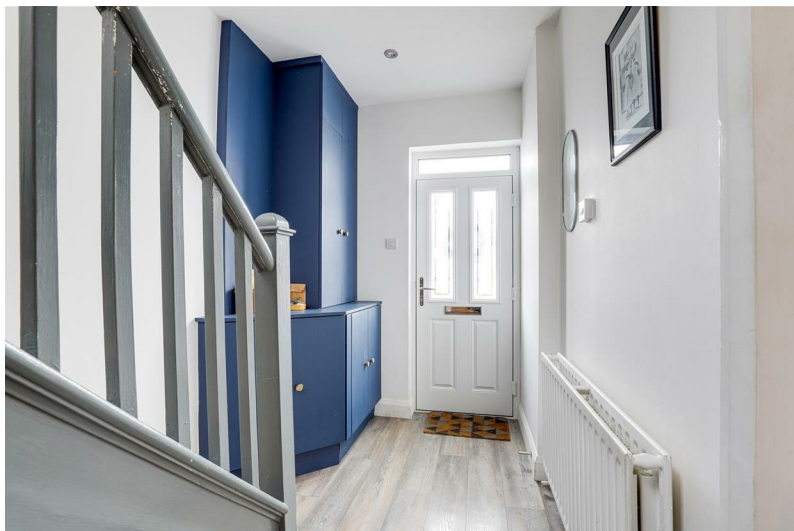


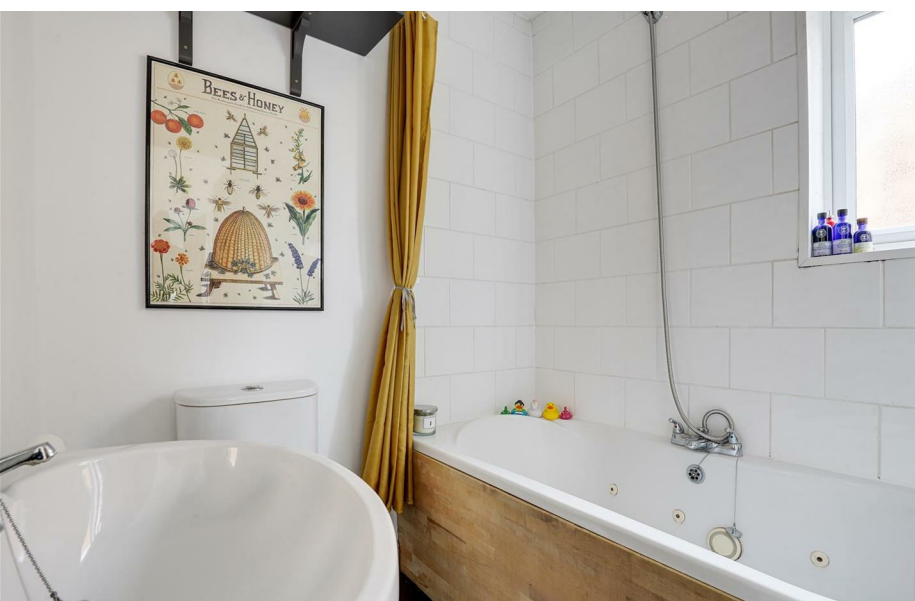
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WELL PRESENTED THROUGHOUT...

Welcome to this charming three-bedroom semi-detached house which is an ideal haven for first-time buyers or small families. This beautifully presented home boasts an abundance of space throughout. Nestled in a sought-after location, it offers the convenience of local amenities and excellent transportation links to the City Centre. As you step inside, you'll be greeted by an inviting entrance hall that sets the tone for the rest of the house. The ground floor seamlessly flows into an open-plan lounge diner, a space that invites relaxation and quality time with loved ones. The modern kitchen is equipped with all the amenities required to whip up delicious meals. Ascending to the first floor, you'll discover three cosy bedrooms, each thoughtfully designed to provide a peaceful retreat after a long day. The three-piece bathroom suite serves all bedrooms, with the master bedroom enjoying the added luxury of an en-suite for your convenience. Outside, the property offers on-street parking to the front. The real gem, however, is the well-maintained private garden at the rear offering a perfect spot for relaxation and outdoor activities.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Lounge Diner
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Private Enclosed Garden
- On-Street Parking
- Close To Local Amenities
- Well Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'10" x 6'1" (4.23 x 1.87)

The entrance hall has wood-effect flooring, recessed spotlights, fitted storage cupboard, a radiator, and a single door providing access into the accommodation.

Lounge/Diner

26'9" x 12'0" (8.16m x 3.67m)

The lounge/diner has a UPVC double glazed bay window to the front elevation, a radiator, coving to the ceiling, a TV point, a decorative surround, carpeted flooring, a breakfast bar, and double French doors opening out to the rear garden.

Kitchen

11'8" x 6'11" (3.57m x 2.13m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink, with a mixer tap and drainer, a range cooker, a chimney extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, recessed spotlights, two UPVC double glazed windows and a single door opening out to the side elevation.

FIRST FLOOR

Landing

6'3" x 2'9" (1.92 x 0.85)

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

Master Bedroom

12'3" x 11'1" (3.74m x 3.38m)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, a decorative fireplace, carpeted flooring, and provides access into the en-suite.

En-suite

5'10" x 3'5" (1.78m x 1.06m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, a singular spotlight, partially tiled walls, and tiled effect flooring.

Bedroom Two

13'5" x 8'10" (4.11m x 2.71m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, double-fitted wardrobes with sliding doors, access to the loft, and carpeted flooring.

Bedroom Three

10'1" x 7'5" (3.09m x 2.27m)

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

Bathroom

5'10" x 5'8" (1.79m x 1.74m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, with a wall-mounted shower fixture, recessed spotlights, a chrome heated towel rail, access to the loft, partially tiled walls and tiled flooring.

OUTSIDE

Front

To the front of the property there is access to on-street parking

Rear

To the rear of the property is a private low-maintenance tiered garden, with patio areas, lawned areas, a shed, a planted border, and fence panelling with gated access.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

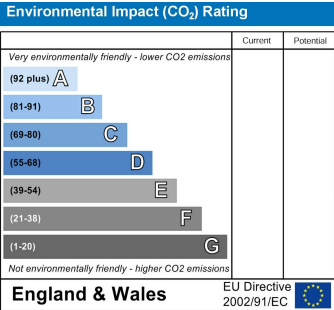
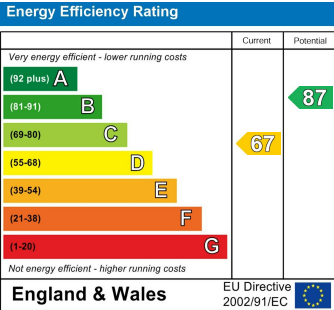
This information was obtained through the direct gov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 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.

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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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