

HoldenCopley

PREPARE TO BE MOVED

Joyce Avenue, Sherwood, Nottinghamshire NG5 3HL

Guide Price £280,000 - £310,000

Joyce Avenue, Sherwood, Nottinghamshire NG5 3HL

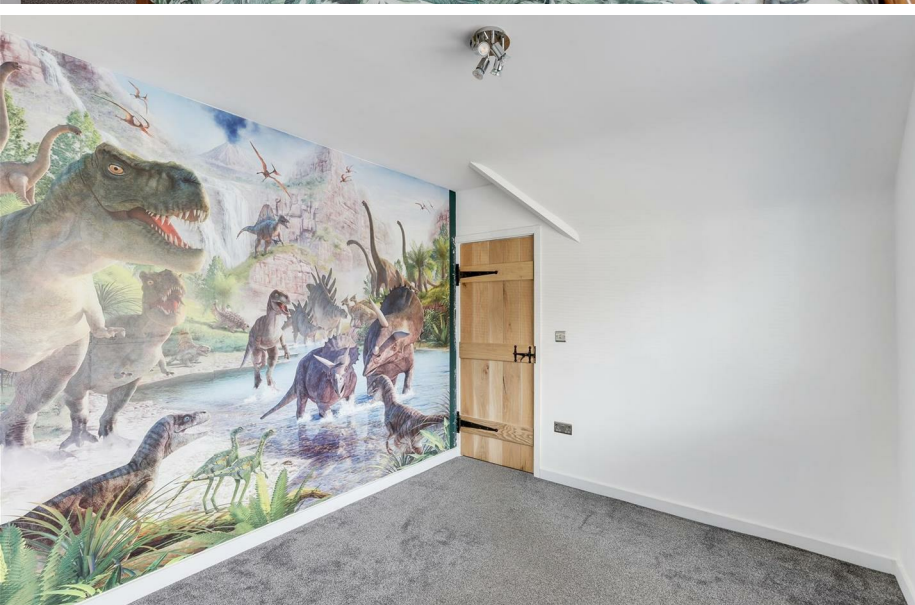


GUIDE PRICE £280,000 - £300,000

Offered to the market with NO CHAIN, this semi-detached three-bedroom family home is well presented, modernly finished, and move-in-ready. Ideal for a range of buyers such as growing families looking for a perfect place to call home. Located in the convenient and popular area of Sherwood, this home benefits from having easy access to a range of local amenities such as shops, schools, parks, and eateries, as well as excellent transport links into Nottingham City Centre. Internally, the ground floor offers an inviting entrance hall, a convenient W/C, a living room with a cosy log burner and open access into the extended modern fitted kitchen/diner with skylights and two sets of double French doors offering ample natural light, and a second reception room. Upstairs, the first floor of the home boasts three double bedrooms, serviced by a contemporary three piece bathroom suite. Externally, the front of the home offers a driveway for three cars with access to the detached garage, a lawn, and access to the private enclosed rear garden with a gravelled seating area and a lawn. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout, rear extension, and fantastic location, this is a home you won't want to miss.

MUST BE VIEWED





- Well-Presented Semi-Detached Home
- Three Double Bedrooms
- Living Room With Log Burner & Sitting Room
- Large Modern Fitted Kitchen/Diner
- Single Storey Rear Extention
- Ground Floor W/C & Modern Bathroom
- Private Enclosed Garden
- Off-Street Parking & Garage
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9*8" x 5*10" (max) (2.96m x 1.79m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a UPVC double-glazed window to the side elevation, an overhead cupboard, and a single UPVC double-glazed door providing access into the accommodation.

W/C

4*6" x 2*5" (1.38m x 0.76m)

This space has a low level flush W/C, a vanity style wash basin with a mixer tap and splashback, and wood-effect flooring.

Sitting Room

11*11" 9*8" (max) (3.64m 2.95m (max))

The sitting room has carpeted flooring, a radiator, and two UPVC double-glazed windows to the front and side elevations.

Living Room

15*3" x 12*3" (max) (4.67m x 3.75m (max))

The living room has has carpeted flooring, a recessed chimney breast alcove featuring a log burner, a hearth, and a wooden mantel, a UPVC double-glazed window to the front elevation, and open access to the kitchen/diner.

Kitchen/Diner

26*1" x 17*8" (max) (7.97m x 5.41m (max))

The kitchen/diner has a range of fitted shaker-style base units with rolled-edge worktops, a stainless steel sink with a mixer tap and a drainer, a gas hob, space for an integrated oven, space and plumbing for a washing machine, space for a fridge freezer, partially herringbone-style flooring, partially carpeted flooring, a radiator, recessed spotlights, skylights, a UPVC double-glazed window to the side elevation, and two sets of double French doors leading out to the rear garden.

FIRST FLOOR

Landing

8*5" x 6*7" (max) (2.57m x 2.01m (max))

The landing has carpeted flooring, a built-in storage cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11*11"x x 11*11" (max) (3.65x x 3.64m (max))

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

Bedroom Two

11*7" x 9*4" (max) (3.55m x 2.87m (max))

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

Bedroom Three

9*4" x 9*1" (max) (2.86m x 2.77m (max))

The third bedroom has carpeted flooring, a radiator, a built-in cupboard, and a UPVC double-glazed window to the rear elevation.

Bathroom

5*10" x 5*2" (1.79m x 1.59m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted handheld and overhead shower fixture, vinyl flooring, partially tiled walls, a heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking for three cars and access to the garage, a lawn, and fence panelled boundaries.

Rear

To the rear of the home is a private garden with a gravelled seating area, a lawn, and fence panelled boundaries.

Garage

20*2" x 9*4" (6.16m x 2.86m)

The garage has an up-an-over door, a single door providing side access, and two single-glazed windows to the side and rear elevation.

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)

900 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 – Conservation Area

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

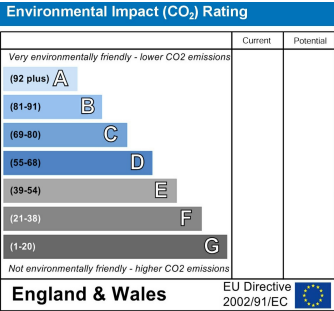
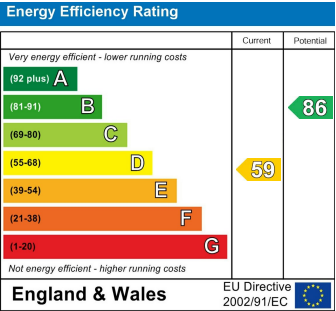
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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 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.

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.



Joyce Avenue, Sherwood, Nottinghamshire NG5 3HL

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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.