



## Rowley Drive, Sherwood, Nottinghamshire NG5 1GD

**Guide Price £125,000**

GUIDE PRICE: £125,000 - £135,000

PERFECT FIRST TIME BUY

This two bedroom mid townhouse will make the perfect home for any first time buyer or anyone looking to downsize. The property is well presented throughout and it is situated in a popular location within close proximity to local amenities and excellent transport links into the City Centre.

To the ground floor there is an entrance hall, a WC, a modern kitchen, and a lounge diner with patio doors leading to the rear.

The first floor carries two bedrooms serviced by the bathroom suite, with the master benefiting from built in wardrobes.

Outside to the front of the property is a communal lawn and to the rear is a private low maintenance garden with access to two allocated parking spaces.

MUST BE VIEWED

\*360° VIRTUAL TOUR AVAILABLE\*





GROUND FLOOR

Hallway

The hallway has a radiator and provides access into the accommodation

WC

The WC has a low level flush WC, a hand wash basin, an extractor fan and a radiator

Kitchen

9'5" x 6'9" (2.88 x 2.06)

The kitchen has a range of base and wall units, a stainless steel sink and a half with mixer taps, an integrated electric double oven, a gas hob with an extractor fan, space and plumbing for a washing machine, space for a fridge, space for a freezer, part tiled walls, LED spotlights on the ceiling, a radiator and a double glazed window

Lounge Diner

17'1" x 10'3" (5.21 x 3.14)

The lounge diner has a TV point, space for a dining table, two radiators, a double glazed window and patio doors leading to the rear

FIRST FLOOR

Landing

The landing has a storage cupboard, a loft hatch and provides access to the first floor accommodation

Master Bedroom

10'3" x 7'4" (3.14 x 2.25)

The main bedroom has built in wardrobes, a radiator and a double glazed window

Bedroom Two

12'10" x 7'0" (3.93 x 2.15)

The second bedroom has a storage cupboard, a radiator and a double glazed window

Bathroom

6'9" x 6'3" (2.06 x 1.91)

The bathroom has a low level flush WC, a hand wash basin, a bath with an overhead shower, a shower screen, part tiled walls, an extractor fan, a radiator and a double glazed window

OUTSIDE

Front

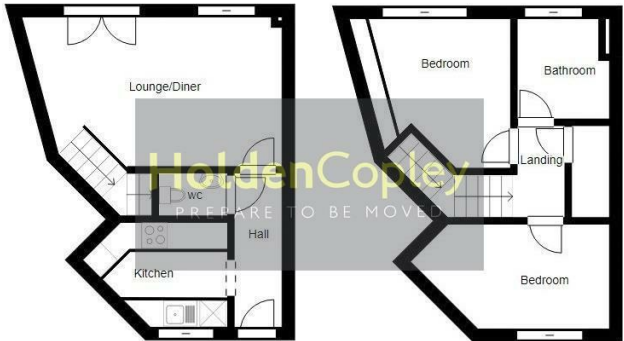
To the front of the property is a communal lawn

Rear

To the rear of the property is a low maintenance enclosed garden with gravel, a patio area and a shed with two allocated parking spaces to the rear of the garden

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		93
(92 plus) A		
(81-91) B		
(69-80) C	74	
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		95
(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		