

HoldenCopley

PREPARE TO BE MOVED

Owthorpe Grove, Sherwood, Nottinghamshire NG5 2LX

Guide Price £250,000 - £280,000

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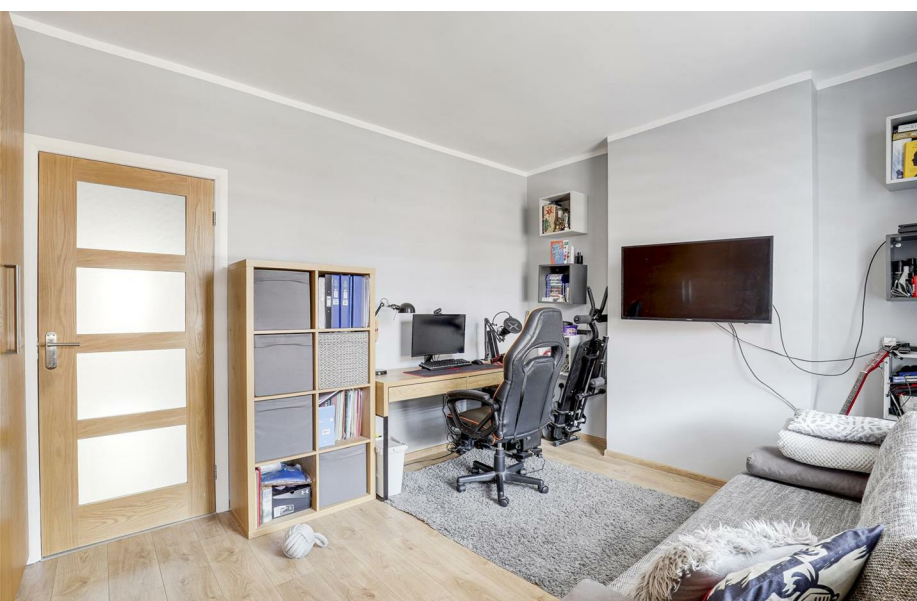
GUIDE PRICE £250,000 - £270,000

POPULAR LOCATION...

This well-presented two-bedroom semi-detached house offers a wonderful blend of character and modern living, making it an ideal home for a variety of buyers. Positioned on one of Sherwood's most sought-after roads, the property is just a short stroll from the vibrant Sherwood High Street, home to a fantastic mix of independent shops, popular cafés and eateries, and excellent local amenities. There are also superb transport links nearby, along with easy access to the City Hospital and Nottingham City Centre. Inside, the ground floor welcomes you with a bright entrance hall leading into a spacious bay-fronted living room. To the rear, a charming dining room features an exposed brick chimney breast with a cosy log-burning stove, perfect for relaxed evenings or entertaining guests. The modern fitted kitchen offers ample storage and workspace for all your culinary needs. Upstairs, there are two generous double bedrooms, and a stylish bathroom finished to a high standard. Outside, there is on-street parking to the front, while the rear offers a low-maintenance garden complete with a patio seating area, a lovely spot to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- On-Street Parking
- Low-Maintenance Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'6" x 2'11" (3.51m x 0.90m)

The entrance hall has laminate wood-effect flooring, a vertical radiator and a single composite door providing access into the accommodation.

Living Room

12'7" into bay x 10'11" (3.86m into bay x 3.33m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a feature fireplace and a UPVC double-glazed bay window to the front elevation.

Dining Room

12'0" x 11'4" (3.67m x 3.47m)

The dining room has laminate wood-effect flooring, a radiator, ceiling coving, a recessed chimney breast alcove with a feature stove and an exposed brick surround and a UPVC double-glazed window to the rear elevation.

Kitchen

9'11" x 7'4" (3.04m x 2.26m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and swan neck mixer tap, an integrated oven, microwave oven, hob, extractor fan, space and plumbing for dishwasher, partially tiled walls, a radiator, access to the cellar, tiled flooring, a UPVC double-glazed window to the rear elevation and a single composite door providing access to the rear garden.

FIRST FLOOR

Landing

11'11" x 5'1" (3.65m x 1.56m)

The landing has laminate wood-effect flooring, access to the first floor accommodation and access to the loft.

Master Bedroom

14'3" x 10'10" (4.36m x 3.32m)

The main bedroom has laminate wood-effect flooring, a radiator and two UPVC double-glazed windows to the front elevation.

Bedroom Two

12'0" x 8'9" (3.68m x 2.69m)

The second bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

9'8" x 8'9" (2.97m x 2.67m)

The bathroom has a concealed low level dual flush W/C, a double vanity storage unit with wash basins, a panelled bath with an overhead rainfall shower and a handheld shower head, an in-built cupboard, tiled walls, tiled flooring with underfloor heating, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

BASEMENT

Cellar

14'11" x 7'8" (4.55m x 2.34m)

OUTSIDE

Front

To the front of the property is access to on-street parking and gated access to the rear garden.

Rear

To the rear of the property is an enclosed low-maintenance garden with a paved patio area, a brick-built outhouse and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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.

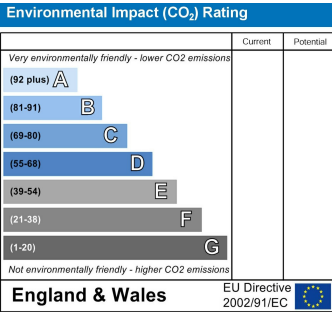
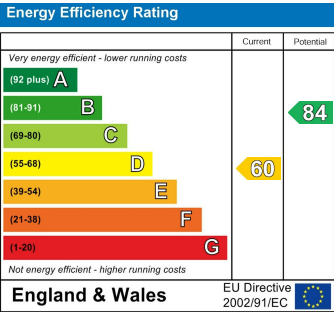
The vendor has advised the following:

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 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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