

# HoldenCopley

PREPARE TO BE MOVED

Valley Road, Sherwood, Nottinghamshire NG5 3HR

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£170,000

## NO UPWARD CHAIN

This three bedroom end terraced house is being sold with no upward and would make the perfect purchase for any first time buyer or investor alike as it offers plenty of potential throughout. The property is situated in a generous sized plot within close proximity to local amenities, City Hospitals and excellent transport links.

To the ground floor there is an entrance hall, a lounge, a dining room and a kitchen.

The first floor carries three good sized bedrooms serviced by the three piece bathroom suite.

Outside to the front of the property is a driveway providing ample off road parking and to the rear is a generous sized garden.

## MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Three Piece Bathroom Suite
- Generous Sized Garden
- Driveway
- No Chain
- Freehold
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall provides access into the accommodation

Living Room

16'0" x 11'6" (4.89 x 3.52)

The living room has fitted storage, a radiator, a window and patio doors leading to the rear garden

Kitchen

16'1" x 9'6" (4.91 x 2.92)

The kitchen has a range of base and wall units, a stainless steel sink and a half with mixer taps, an integrated oven, an electric hob with an extractor fan, space for a fridge freezer, a radiator, two windows and a door leading to the rear garden

Dining Room

12'0" x 10'2" (3.67 x 3.11)

The dining room has space for a dining table and two windows

FIRST FLOOR

Landing

The landing has a loft hatch, a skylight an provides access to the first floor accommodation

Master Bedroom

12'9" x 11'7" (3.89 x 3.55)

The main bedroom has fitted wardrobes with mirrored sliding doors, a storage cupboard, a radiator and a window

Bedroom Two

12'7" x 10'3" (3.86 x 3.14)

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

Bedroom Three

9'5" x 8'11" (2.89 x 2.73)

The third bedroom has a radiator and a window

Bathroom

6'9" x 5'2" (2.07 x 1.59)

The bathroom has a low level flush WC, a hand wash basin, a bath, tiled walls, a radiator and a window

OUTSIDE

Front

To the front of the property is a driveway providing ample off road parking


Rear


To the rear of the property is a garden with a lawn and a range of plants and shrubs

DISCLAIMER

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. Z: 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 photo card 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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		
(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
		



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