

# HoldenCopley

PREPARE TO BE MOVED

Glamis Road, Sherwood, Nottinghamshire NG5 IEF

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£195,000

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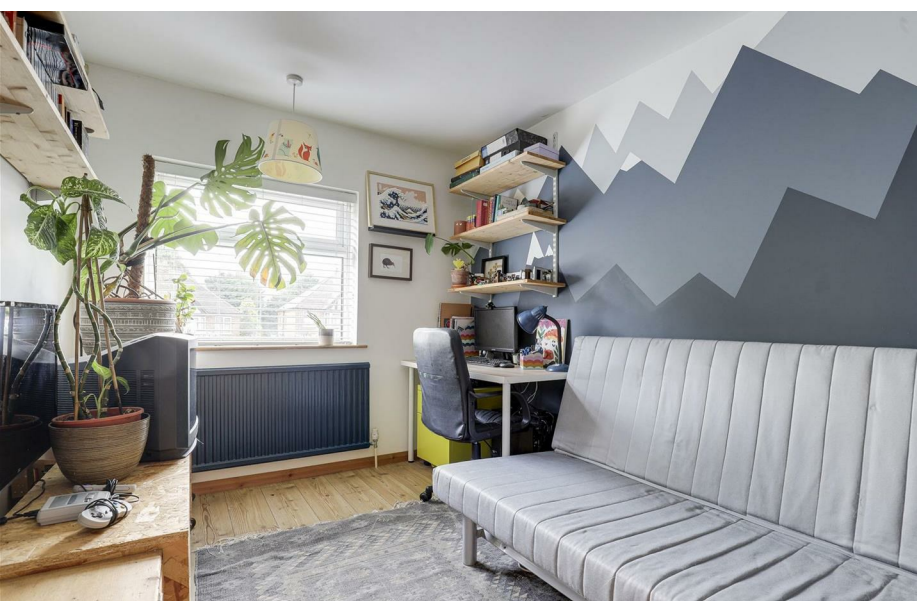


WELL-PRESENTED THROUGHOUT...

This mid-terraced house is ideal for a growing family, strategically located in close proximity to local amenities, including shops, eateries, and schools, with excellent transport links to the City Centre and surrounding areas. The property welcomes you through an entrance hall leading to a spacious living room with convenient access to the rear garden. The fitted kitchen adds practicality to the home and includes the added benefit of a downstairs W/C. Ascending the stairs to the first floor reveals three bedrooms and a well-appointed three-piece bathroom suite, ensuring comfort for the entire household. Outside, the front of the property features a good-sized garden with a lawn with planted borders, framed by hedges and fence panelled boundaries. To the rear is a generously sized private garden, complete with a patio area, an outbuilding, two sheds, a lawn with planted borders, well-established trees, and enclosed by a combination of hedge and fence panelled borders.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Generous-Sized Gardens
- Well-Presented Throughout
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, carpeted stairs, a UPVC double glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

W/C

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, and wood-effect flooring.

Living Room

19'8" x 11'1" (6.00m x 3.39m)

The living room has a UPVC double glazed windows to the front and rear elevation, a radiator, a feature wooden panelled recessed chimney breast alcove, space for a dining table, a TV point, wood-effect flooring, and a single UPVC door providing access into the rear garden.

Kitchen

14'1" x 9'2" (4.30m x 2.81m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a stainless steel swan neck mixer tap and drainer, an integrated double oven, a gas ring hob and an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door providing access out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, access into the partially boarded loft via a pull-down ladder, and provides access to the first floor accommodation.

Bedroom One

11'2" x 10'9" (3.42m x 3.28m)

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

Bedroom Two

13'8" max x 8'7" (4.19m max x 2.63m)

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

Bedroom Three

10'9" x 8'0" (3.30m x 2.45m)

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

Bathroom

8'5" x 6'1" (2.59m x 1.86m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a tiled bath with a wall-mounted shower fixture and shower screen, an extractor fan, a chrome heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a good-sized lawn, planted borders with shrubs, trees and bushes with a hedged and fence panelled boundary, and gated access.

Rear

To the rear of the property is a generous-sized private garden with a patio area, security lighting, an outbuilding, two sheds, a lawn, planted borders, well-established trees, and a hedged with a fence panelled boundary.

DISCLAIMER

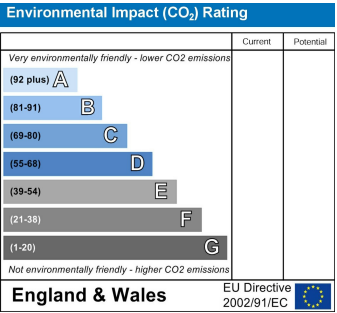
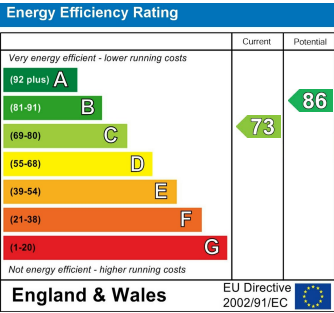
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the direct gov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

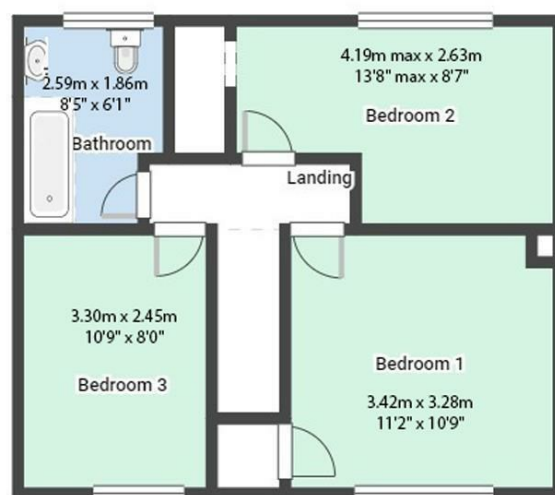
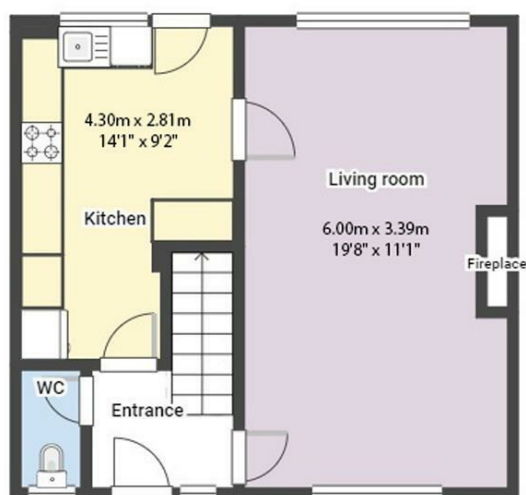
The vendor has advised the following:  
Property Tenure is Freehold

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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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