

# HoldenCopley

PREPARE TO BE MOVED

Haydn Avenue, Sherwood, Nottinghamshire NG5 2LJ

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Offers Over £140,000

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## LOOKING FOR YOUR NEXT PROJECT?

This spacious three-bedroom mid-terraced home, arranged over three floors, presents a fantastic opportunity for buyers seeking a property with potential and character. Offered to the market with no upward chain, it's ideal for those looking for their next project or a home they can truly make their own. Nestled in a quiet cul-de-sac just moments from the lively Sherwood High Street, the property enjoys a highly convenient location with easy access to a range of local amenities, excellent transport links, and direct routes into the City Centre and nearby Universities. The ground floor features two generous reception rooms, a fitted kitchen, and access to a cellar—perfect for storage or future development. On the first floor, you'll find two well-proportioned bedrooms and a family bathroom, while the second floor is home to a further spacious double bedroom. Outside, the property benefits from a low-maintenance, enclosed courtyard garden to the rear, offering a private space to relax or entertain.

CASH BUYERS ONLY, DUE TO STRUCTURAL ISSUES.





- Three-Storey Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Cellar
- Three-Piece Bathroom Suite
- Enclosed Courtyard
- Cul-De-Sac Location
- Close To Local Amenities
- Sold As Seen
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

4'7" x 2'5" (1.40m x 0.75m )

The entrance hall has exposed wooden flooring and a single door providing access into the accommodation.

### Living Room

12'8" x 11'4" (max) (3.88m x 3.47m (max))

The living room has a UPVC double-glazed window to the front elevation, exposed wooden flooring, and a radiator.

### Dining Room

11'8" x 11'4" (max) (3.58m x 3.46m (max))

The dining room has a UPVC double-glazed window to the rear elevation, exposed wooden flooring, a radiator, a fitted wall unit, and access down to the cellar.

### Kitchen

9'7" x 5'1" (2.93m x 1.82m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, space for a cooker and various other appliances, tiled splashback, a wall-mounted boiler, two UPVC double-glazed windows to the side and rear elevation, and a single door providing access to the garden.

## BASEMENT LEVEL

### Cellar

14'4" x 6'0" (4.39m x 1.83m )

## FIRST FLOOR

### Landing

13'6" x 5'1" (max) (4.13m x 1.57m (max))

The landing has exposed wood flooring, a radiator, an in-built cupboard, and provides access to the first floor accommodation.

### Cupboard

2'7" x 2'5" (0.80m x 0.76m )

### Bedroom One

13'6" x 12'2" (max) (4.13m x 3.72m (max))

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

### Bedroom Three

9'2" x 9'0" (max) (2.81m x 2.76m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, exposed wooden flooring, and a radiator.

### Bathroom

9'3" x 6'7" (max) (2.82m x 2.02m (max))

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath, partially tiled walls, vinyl flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## SECOND FLOOR

### Stairwell

5'3" x 5'2" (1.61m x 1.58m )

The stairwell leads on up to the second floor accommodation.

### Bedroom Two

14'9" x 13'4" (max) (4.51m x 4.07m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, exposed flooring, a radiator, eaves storage, and access into the loft.

## OUTSIDE

### Front

To the front of the property is a lawned garden with a concrete pathway leading to the door and side gated access to the rear garden.

## Rear

To the rear of the property is a private enclosed courtyard with a concrete and patio, a range of plants and shrubs, an external light, fence panelled boundaries, and gated access.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Heating – Gas Central Heating

Sewage – Mains Supply

Flood Risk – Very low risk for surface water / Very low risk for rivers & sea

Other Material Information - Structural Issues

## DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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

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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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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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