

HoldenCopley

PREPARE TO BE MOVED

Gunthorpe Drive, Sherwood, Nottinghamshire NG5 3DW

Guide Price £180,000

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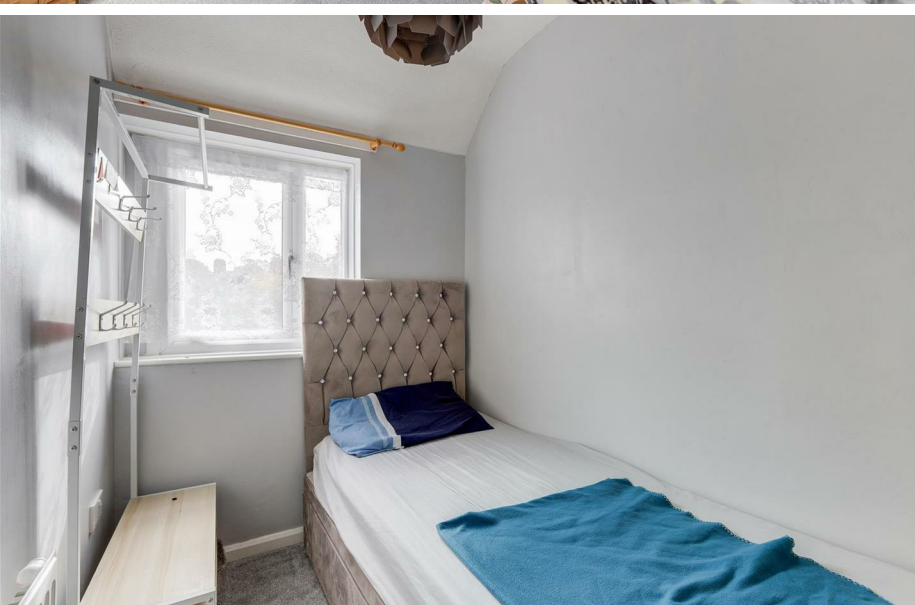
GUIDE PRICE £180,000 - £190,000

POPULAR LOCATION...

This three-bedroom mid-terrace house makes an ideal home for a variety of buyers, including first-time buyers and investors. Situated in the heart of Sherwood, the property is within easy reach of a fantastic range of local amenities, independent eateries, schools, and offers excellent transport links into Nottingham City Centre. The ground floor comprises an entrance hall providing access to a reception room and a fitted kitchen diner. To the first floor are a double bedroom, a single bedroom, and a three-piece bathroom suite. The top floor features a further double bedroom, offering flexible living space. Outside, the front of the property benefits from a driveway providing off-road parking, while to the rear there is a low-maintenance garden, perfect for relaxing or entertaining.

MUST BE VIEWED!





- Mid-Terrace House
- Three Bedrooms
- Reception Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway
- Low-Maintenance Garden
- Excellent Transport Links
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*4" x 3*2" (1.03m x 0.99m)

The entrance hall has a single composite door providing access into the accommodation.

Living Room

13*10" x 11*10" (max) (4.22m x 3.62m (max))

The living room has carpeted flooring, a radiator, an in-built cupboard, a feature fireplace and a UPVC double-glazed window to the front elevation.

Kitchen Diner

11*10" x 9*2" (3.61m x 2.81m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap, space for a washing machine & cooker, an extractor fan, partially tiled walls, a radiator, an in-built cupboard, vinyl flooring, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

10*2" x 8*7" (max) (3.10m x 2.64m (max))

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

Master Bedroom

11*10" x 11*0" (max) (3.63m x 3.37m (max))

The main bedroom has carpeted flooring, a radiator, a dado rail and a UPVC double-glazed window to the front elevation.

Bedroom Three

9*1" x 5*6" (2.77m x 1.68m)

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

Bathroom

6*0" x 6*0" (1.83m x 1.83m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a radiator, partially tiled walls, an extractor fan, vinyl flooring and a UPVC double-glazed window to the rear elevation.

SECOND FLOOR

Landing

6*7" x 2*8" (max) (2.02m x 0.82m (max))

The landing has carpeted flooring, a skylight window and access to the second floor accommodation.

Bedroom Two

10*11" x 10*10" (max) (3.35m x 3.32m (max))

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

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking and hedge border boundaries.

Rear

To the rear is a low-maintenance garden with a concrete patio and pathway and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

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.

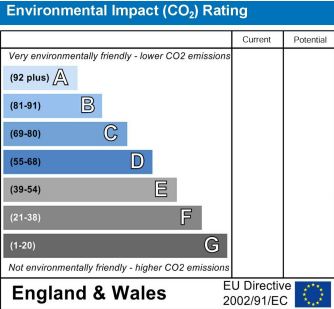
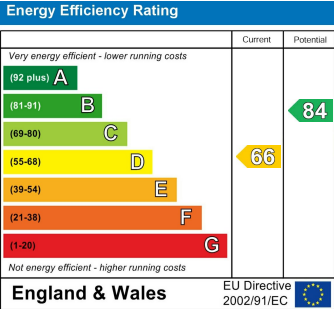
The vendor has advised the following:

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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