

HoldenCopley

PREPARE TO BE MOVED

Collin Green, Sherwood, Nottinghamshire NG5 3EJ

Asking Price £180,000

PLENTY OF POTENTIAL...

This three bedroom semi detached house would be a great purchase for any first time buyer or an investor alike as the property offers plenty of space and potential throughout. Situated in a popular location within reach of the City Hospital, various local amenities and excellent bus links into the City Centre. To the ground floor is an entrance hall, two reception rooms and a kitchen. The first floor carries three good sized bedrooms serviced by a bathroom suite. Outside to the front is a driveway and to the rear is a private enclosed garden.

MUST BE VIEWED



- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Good Sized Kitchen
- Three Piece Bathroom Suite
- Driveway
- Private Garden
- Close To Local Amenities
- Must Be Viewed
- Great First Time Buy

GROUND FLOOR

Entrance Hall
The entrance hall has an in-built cupboard, wood effect flooring, a radiator and provides access into the accommodation

Lounge
11'11" x 9'9" (3.64 x 2.99)
The lounge has a window to the front and side elevation

Dining Room
15'11" x 12'5" (4.87 x 3.79)
The dining room has wood effect flooring, a window to the front and rear elevation and a feature fireplace with a decorative surround

Kitchen
12'0" x 9'4" (3.67 x 2.87)
The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with taps and drainer, an integrated oven with an induction hob, space for a fridge freezer, wood effect flooring, a window to the side and rear elevation and a single door to the garden

FIRST FLOOR

Landing
The landing has an in-built cupboard and provides access to the first floor accommodation

Bedroom One
12'5" x 12'5" (3.80 x 3.81)
The main bedroom has two windows to the front and rear elevation

Bedroom Two
10'9" x 10'7" (3.30 x 3.25)
The second bedroom has a window to the front elevation

Bedroom Three
9'7" x 9'6" (2.94 x 2.90)
The third bedroom has a window to the rear elevation

Bathroom
5'5" x 6'0" (1.67 x 1.83)
The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a wall mounted electric shower, partially tiled walls, tiled flooring and an obscure window to the rear elevation


OUTSIDE


Front
To the front of the property is a driveway with a hedged border

Rear
To the rear of the property is a private enclosed garden with a lawn and a range of mature trees, plants and shrubs

DISCLAIMER
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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.

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 77 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 52 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 72 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

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