

HoldenCopley

PREPARE TO BE MOVED

Malton Road, Sherwood, Nottinghamshire NG5 IEG

Guide Price £225,000 - £250,000

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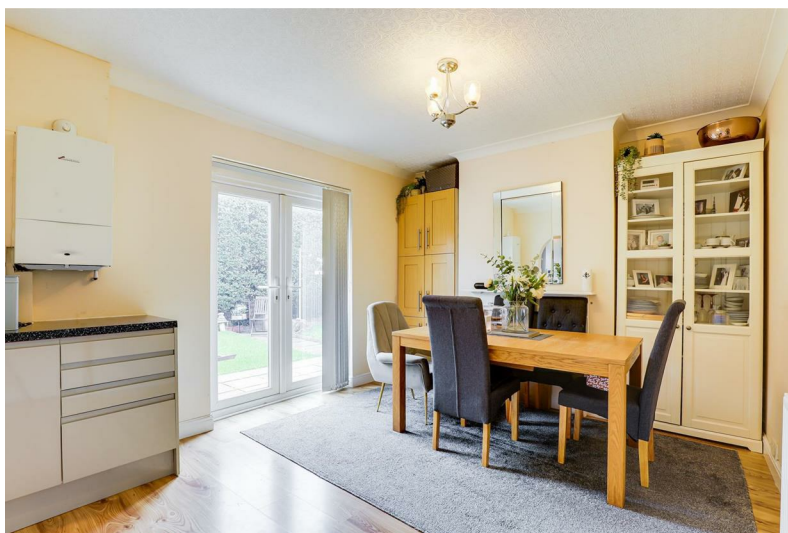


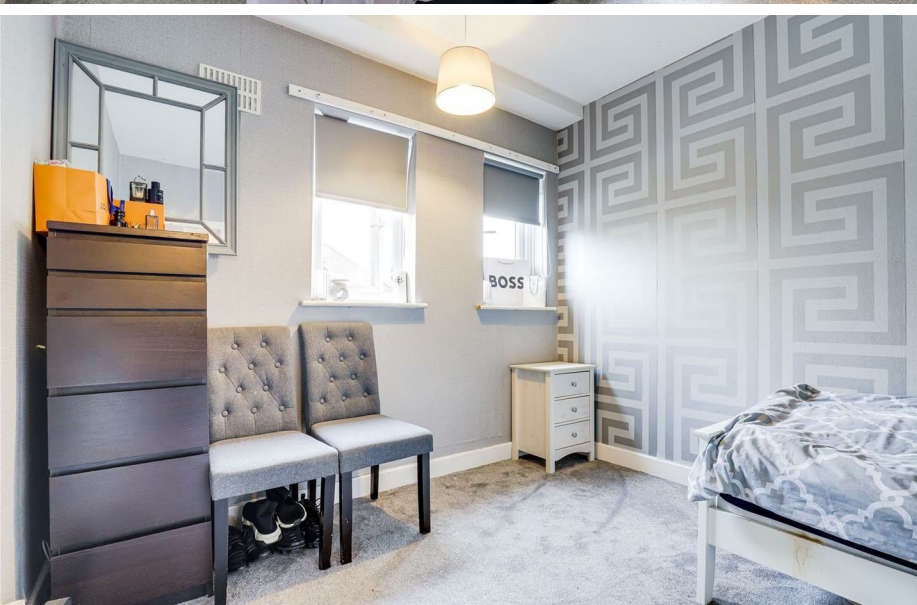
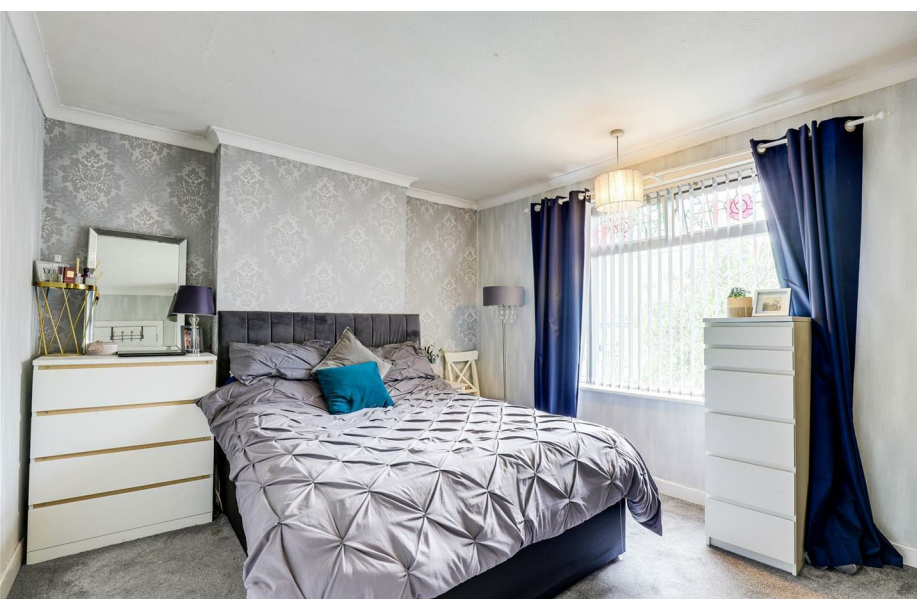
GUIDE PRICE £225,000 - £235,000

WELL-PRESENTED THROUGHOUT...

Welcome to this three-bedroom end-terraced house offering the perfect blend of modern comfort and classic charm. This well-presented property boasts an inviting interior, a private garden and the convenience of a driveway and garage. Ideal for families, first-time buyers or those looking to settle in a peaceful yet well-connected neighbourhood. The ground floor features a welcoming entrance hall, a well-proportioned living room, flooded with natural light and an adjoining dining room. These interconnected spaces create the perfect environment for both relaxation and entertainment. The modern fitted kitchen is equipped with all the necessary amenities to prepare delicious meals for family and friends. Venturing upstairs, you'll discover three generously sized bedrooms. The first-floor layout includes a two-piece bathroom suite and a separate W/C for added convenience, making busy mornings a breeze. The property benefits from a driveway and garage, providing ample parking and secure storage for vehicles and personal items. A private enclosed garden to the rear of the house offers a peaceful escape from the hustle and bustle of daily life. Whether you're a gardening enthusiast or simply enjoy outdoor living, this garden is a versatile space that can be customised to meet your needs. Situated in a convenient location within close proximity to a range of amenities and facilities together with local shops, excellent schools and regular transport links. The property also benefits from further development potential with planning permission granted for two storey annexe to the side of the house with the option to be separate dwelling.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Spacious Living Room
- Dining Room
- Modern Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Private Enclosed Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'9" x 5'2" (4.51m x 1.58m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, coving to the ceiling, a UPVC double glazed obscure window to the front elevation and a single door providing access into the accommodation

Living Room

13'2" x 12'2" (4.02m x 3.72m)

The living room has laminate flooring, a feature fireplace with a decorative surround, a TV point, a radiator, coving to the ceiling and a UPVC double glazed bay window to the front elevation

Dining Room

10'10" x 12'5" (3.32m x 3.79m)

The dining room has laminate flooring, a recessed chimney breast alcove with a decorative surround, a radiator, a fitted base unit with a worktop, a wall-mounted boiler, coving to the ceiling and UPVC double French doors providing access to the rear garden

Kitchen

7'9" x 5'10" (2.38m x 1.80m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an intergated oven, an integrated gas hob, an extarctor hood, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, tiled flooring, recessed spotlights and a UPVC double glazed window to the rear elevation

FIRST FLOOR

Landing

2'3" x 7'9" (0.71m x 2.37m)

The landing has carpeted flooring and provides access to the loft and first floor accommodation

Master Bedroom

10'11" x 13'2" (3.33m x 4.03m)

The master bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Two

10'6" x 9'9" (3.21m x 2.98m)

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

Bedroom Three

7'4" x 8'11" (2.26m x 2.74m)

The third bedroom has carpeted flooring, a radiator and two UPVC double glazed windows to the front elevation

Bathroom

7'1" x 5'8" (2.16m x 1.73m)

The bathroom has a pedestal wash basin, a panelled bath with an electric shower fixture, a shower screen, a chrome heated towel rail, two in-built storage cupboards, tiled flooring, tiled walls and a UPVC double glazed window to the rear elevation

W/C

7'2" x 2'8" (2.19m x 0.83m)

This space has a low-level flush W/C, tiled flooring, partially tiled walls and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway with access to the garage providing ample off-road parking

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a stone paved patio area, a range of plants and shrubs, courtesy lighting, an outdoor tap and panelled fencing

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:

The property is Freehold

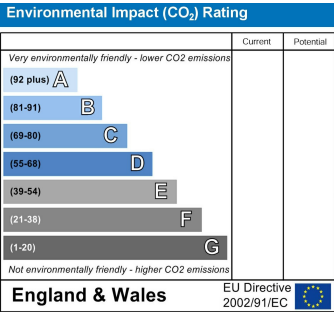
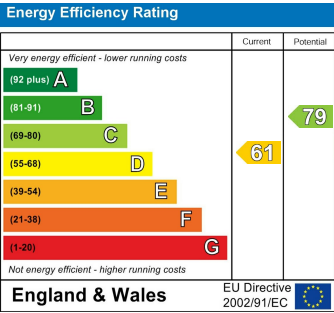
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

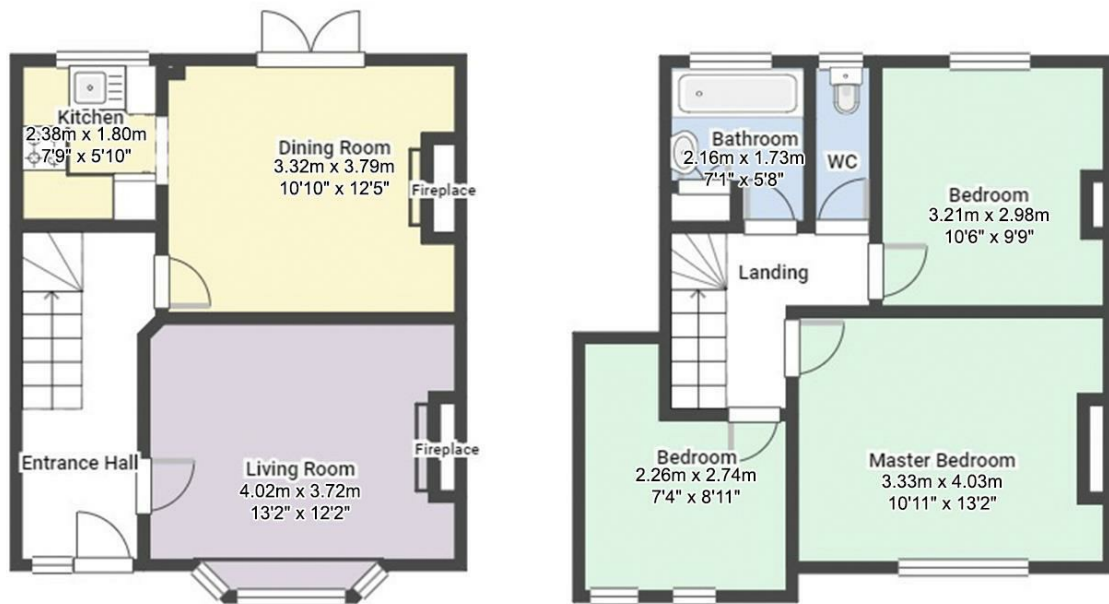
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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. 2: 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 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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