

HoldenCopley

PREPARE TO BE MOVED

Danbury Mount, Sherwood, Nottinghamshire NG5 4BL

Guide Price £180,000 - £200,000

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GUIDE PRICE £180,000 - £190,000

POPULAR LOCATION...

This three-bedroom semi-detached house offers plenty of potential and is situated in a popular location, just a short distance from Sherwood's local amenities, including shops, bars, dining options, and excellent transport links into Nottingham City Centre. On the ground floor, the entrance hall leads to a living room. Adjacent is a fitted kitchen to meet your culinary needs, with open access to the dining room, for family meals or entertaining. The upper level comprises two double bedrooms, a well-sized single bedroom, and a three-piece bathroom suite, offering comfortable living arrangements. Outside, the front garden features a variety of plants and shrubs, while on-street parking is conveniently available. To the rear, you'll find an enclosed garden with an artificial lawn, additional plants and shrubs, and a summerhouse, offering an space for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- Enclosed Garden
- Plenty Of Potential
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has exposed wooden flooring, a radiator, an obscure window to the side elevation and a single UPVC door providing access into the accommodation.

Living Room

14*9" into bay x 10*7" (4.51m into bay x 3.25m)

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

Kitchen

10*9" x 8*1" (3.30m x 2.48m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine, tiled-effect flooring, open access to the dining room, a UPVC double-glazed window to the rear elevation and a single door providing access to the rear garden.

Dining Room

10*9" x 8*0" (3.30m x 2.46m)

The dining room has tiled effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

The landing has exposed wooden flooring, a UPVC double-glazed obscure window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

13*5" into bay x 10*8" (4.10m into bay x 3.26m)

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

Bedroom Two

10*9" x 8*4" (3.30m x 2.56m)

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

Bedroom Three

8*2" x 7*8" (2.50m x 2.36m)

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

Bathroom

10*2" x 5*10" (3.10m x 1.80m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a bath with an overhead rainfall shower and a handheld shower head, a radiator, partially tiled walls, vinyl flooring and an obscure window to the front elevation.

OUTSIDE

Front

To the front is a garden area with plants and shrubs and access to on-street parking.

Rear

To the rear is an enclosed garden with an artificial lawn, plants and shrubs, a summerhouse 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 1000Mbps & 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 – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council- Band B

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.

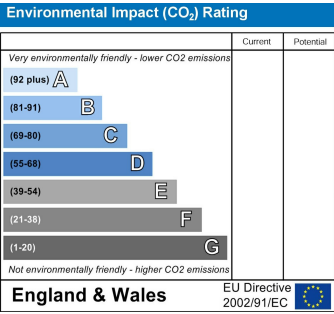
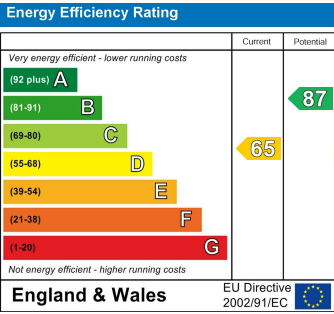
The vendor has advised the following:

Property Tenure is Freehold

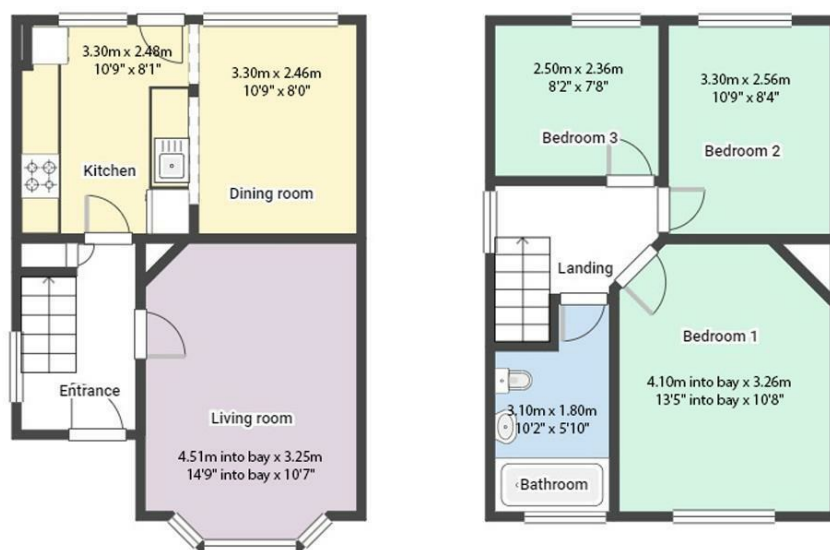
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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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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