

# HoldenCopley

PREPARE TO BE MOVED

Perry Road, Sherwood, Nottinghamshire NG5 3AD

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Guide Price £200,000 - £210,000

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## IDEAL FOR FIRST-TIME BUYERS...

This well-presented two-bedroom mid-terrace home is ideally located just a short walk from Sherwood High Street, where you'll find a great mix of shops, bars, cafés and regular transport links into Nottingham City Centre. Inside, the ground floor offers a bright bay-fronted reception room and a modern kitchen that's both practical and stylish, perfect for everyday cooking. There's also the added convenience of a ground floor W/C. Upstairs, there are two generously sized double bedrooms and a modern bathroom. Outside, the property benefits from a driveway to the front providing off-road parking. To the rear is a south-facing garden, complete with a patio seating area and low-maintenance artificial lawn, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Mid-Terrace House
- Two Double Bedrooms
- Bay Fronted Reception Room
- Modern Kitchen
- Ground Floor W/C
- Stylish Bathroom
- Driveway
- South-Facing Garden
- Convenient Location
- Must Be Viewed











GROUND FLOOR

Living Room

15'8" max x 11'3" (4.78m max x 3.45m)

The living room has laminate wood-effect flooring, a radiator, an in-built storage cupboard, a double-glazed window to the front elevation and a single door providing access into the accommodation.

Hall

5'6" x 5'5" (1.69m x 1.66m)

The hall has laminate wood-effect flooring and carpeted stairs.

Kitchen

11'3" x 10'3" (3.44m x 3.14m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, gas ring hob & extractor fan, space and plumbing for a washing machine, partially tiled walls, a radiator, vinyl flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

WC

5'5" x 2'8" (1.66m x 0.82m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, partially panelled walls, vinyl flooring and an extractor fan.

FIRST FLOOR

Landing

8'1" x 2'11" (2.47m x 0.90m)

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

Master Bedroom

11'3" x 10'4" (3.45m x 3.15m)

The main bedroom has carpeted flooring, a radiator and two skylight windows.

Bedroom Two

12'11" max x 11'3" (3.95m max x 3.45m)

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

Bathroom

9'2" x 4'6" (2.80m x 1.39m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, a wall-mounted electric shaving point, partially panelled and tiled walls, an extractor fan and vinyl flooring.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking and shrubs.

Rear

To the rear of the property is a low-maintenance garden with paved patio seating area, an artificial lawn 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 – 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.

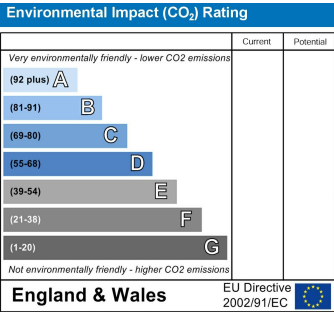
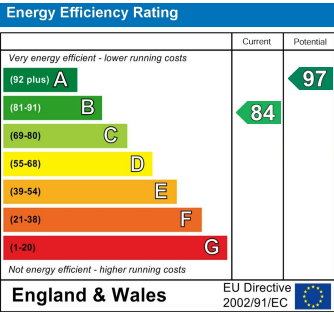
The vendor has advised the following:  
Property Tenure is Freehold

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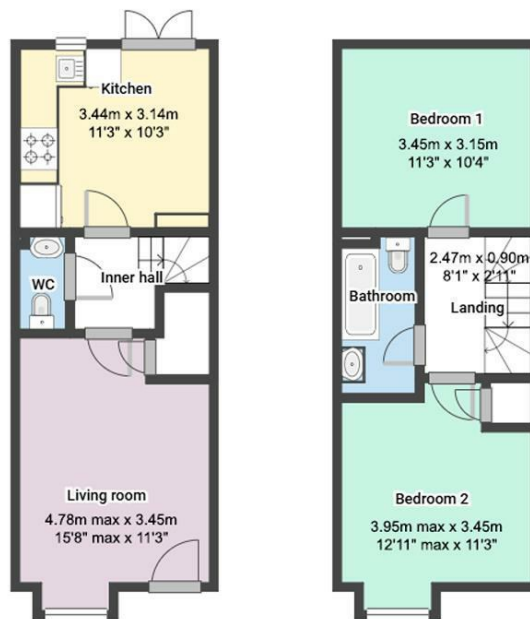
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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