

HoldenCopley

PREPARE TO BE MOVED

Costock Avenue, Sherwood, Nottinghamshire NG5 3AX

Offers Over £275,000 - £300,000

Costock Avenue, Sherwood, Nottinghamshire NG5 3AX



BURSTING WITH CHARACTER...

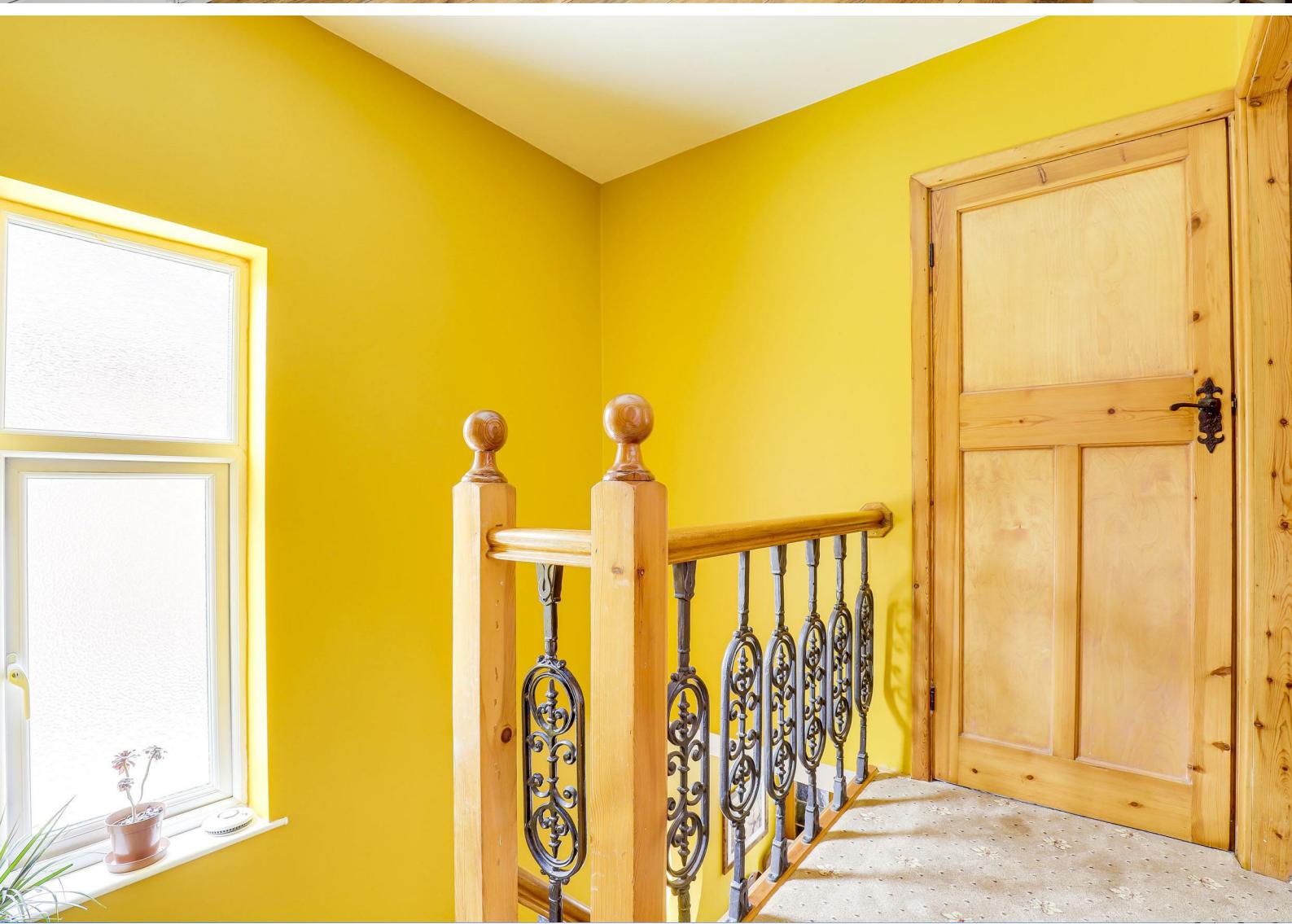
Presenting a charming three-bedroom semi-detached house boasting deceptively spacious accommodation that exudes character and boasts a range of period features throughout. Victorian quarry tiled flooring, stained-glass windows, and lovely fireplaces are just a few of the delightful elements that contribute to the abundance of charm on offer. This property is ideally situated in a prime location, within easy reach of the vibrant Sherwood High Street. Sherwood is known for its array of shops, bars, eateries, and excellent bus links to the City Centre, making it a highly convenient location. The property is also within catchment to great schools and in close proximity to the City Hospital. As you enter the house, you are welcomed by a porch that leads into an inviting entrance hall. The wooden staircase, adorned with decorative iron spindles, adds a touch of elegance to the space. The ground floor comprises two reception rooms, providing versatile spaces for relaxation and entertainment. The fitted kitchen offers functionality and convenience, while a separate W/C completes the ground floor layout. Moving to the first floor, you will find two well-proportioned double bedrooms and a comfortable single bedroom. These rooms are serviced by a bathroom suite, providing comfort and convenience for the whole family. Outside, the front of the property features a driveway with access to the garage, providing off-road parking and additional storage options. To the rear of the property is a larger than average sized garden which offers a private sanctuary, perfect for outdoor activities and relaxation.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- Generous-Sized Garden
- Owned Solar Panels
- Popular Location





GROUND FLOOR

Porch

The porch has a single UPVC door providing access into the accommodation

Entrance Hall

6'2" x 16'4" (1.89m x 4.98m)

The entrance hall has Victorian quarry tiled flooring, carpeted stairs with wooden banister and decorative iron spindles, an in-built under stair cupboard, a radiator, a circular stained-glass window to the side elevation, wood-framed windows and a single wooden door with a glass insert via the porch

Dining Room

12'5" x 12'9" (3.81m x 3.89m)

The dining room has a UPVC double-glazed bay window with stained-glass to the front elevation, a curved radiator and wood-effect flooring

Living Room

11'4" x 14'2" (3.46m x 4.33m)

The living room has wood-effect flooring, a feature fireplace with a modern surround, a TV point, two radiators, UPVC double-glazed windows to the rear elevation and double French doors opening out onto the rear patio

Kitchen

7'4" x 10'9" (2.24m x 3.28m)

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

W/C

This space has a low level dual flush W/C, a wash basin, tiled flooring, partially tiled walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the side elevation

FIRST FLOOR

Landing

3'0" x 7'3" (0.93m x 2.22m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring and provides access to the first floor accommodation

Master Bedroom

15'0" x 11'6" (4.58m x 3.51m)

The main bedroom has a UPVC double-glazed bay window with stained-glass to the front elevation, carpeted flooring, a curved radiator, a picture rail and an original open fireplace with a tiled hearth

Bedroom Two

11'4" x 12'1" (3.47m x 3.70m)

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

Bedroom Three

8'5" x 7'5" (2.57m x 2.27m)

The third bedroom has a UPVC double-glazed window with stained-glass to the front elevation, carpeted flooring and a radiator

Bathroom

7'4" x 8'2" (2.25m x 2.49m)

The bathroom has a low level flush W/C, a wash basin, a panelled bath and a UPVC double-glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a lawned garden with a stone-brick boundary wall, a driveway and access into the single garage

Rear

To the rear of the property is a private enclosed garden with paved patio, rockery, steps leading up to a lawn, a range of plants and shrubs, a shed, courtesy lighting and fence panelling

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

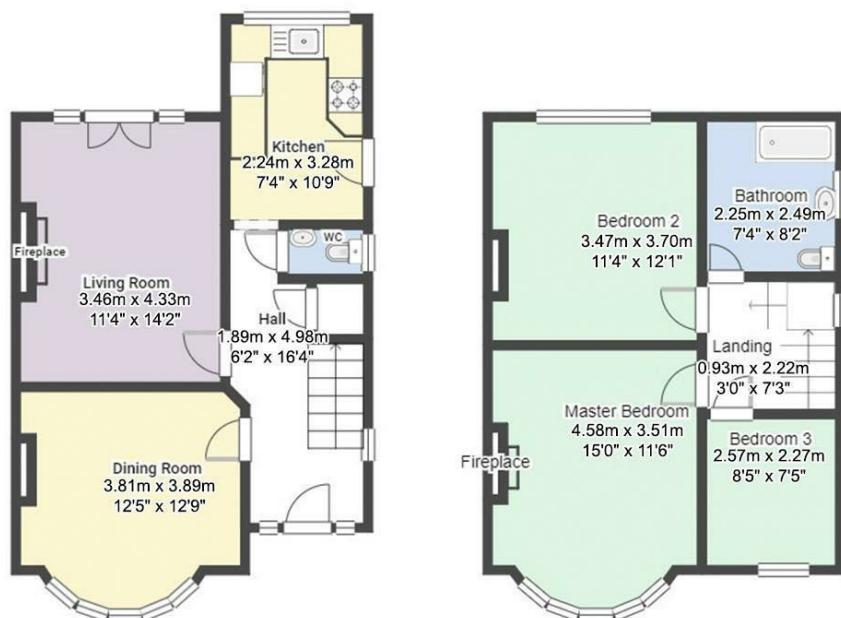
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement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

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



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.
© HoldenCopley

0115 8969 800
26 High Street, Arnold, Nottinghamshire, NG5 7DZ
info@holdencopley.co.uk
www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.