

HoldenCopley

PREPARE TO BE MOVED

Woodville Road, Sherwood, Nottinghamshire NG5 2JS

Guide Price £250,000 - £280,000

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NO UPWARD CHAIN...

This fully renovated four-bedroom end-terraced house is move-in ready and offered with no upward chain. Situated in a popular area just a short walk from Sherwood High Street, the property provides easy access to a wide range of amenities, including shops, bars, eateries, and convenient transport links to the City Centre. The ground floor opens with an inviting entrance hall that leads into a bright reception room, perfect for relaxation. Adjacent is a spacious, modern kitchen diner featuring brand-new integrated appliances, ideal for both culinary needs and entertaining. On the first floor, you'll find a double bedroom, a single bedroom, and a stylish three-piece bathroom suite. The top floor offers two additional double bedrooms. Outside, the front of the property offers on-street permit parking, while the rear features a low-maintenance garden with a patio seating area and an artificial lawn, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- End-Terraced House
- Four Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Stylish Bathroom
- Permit Parking
- Renovated Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2'11" x 3'9" (0.91m x 1.16m)

The entrance hall has Karndean flooring, an in-built storage cupboard and a single composite door providing access into the accommodation.

Living Room

11'4" x 11'11" (3.47m x 3.64m)

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

Dining Area

11'10" x 11'5" (3.62m x 3.48m)

The dining area has Karndean flooring, carpeted stairs, a column radiator, recessed spotlights, a UPVC double-glazed window to the side elevation and a single composite door providing access to the rear garden.

Kitchen

7'3" x 6'10" (2.23m x 2.09m)

The kitchen has a range of fitted base and wall units with Quartz worktops, an under-mount sink with draining grooves and a swan neck mixer tap, a brand new integrated oven, hob, extractor fan, dishwasher, washing machine & fridge freezer, Karndean flooring, LED under cabinet lighting, recessed spotlights and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

5'5" x 14'6" (1.67m x 4.44m)

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

Master Bedroom

11'8" x 12'0" (3.58m x 3.66m)

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

Bedroom Two

6'3" x 11'5" (1.92m x 3.49m)

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

Bathroom

6'4" x 7'4" (1.94m x 2.25m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a wall-mounted LED mirror, a panelled bath with an overhead rainfall shower, a heated towel rail, an extractor fan, tiled walls & flooring, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

2'11" x 5'3" (0.89m x 1.61m)

The landing has carpeted flooring, a skylight window and access to the second floor accommodation.

Bedroom Three

11'4" x 12'0" (3.47m x 3.67m)

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

Bedroom Four

11'8" x 11'11" (3.57m x 3.65m)

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

OUTSIDE

Front

To the front of the property is access to on-street permit parking and gated access to the rear garden.

Rear

The rear garden has a paved patio area, an artificial lawn, courtesy lighting and fence panelling boundaries.

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 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.

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.

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 – The government website states this is a medium risk flood area

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------------|----------|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| 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.
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