

HoldenCopley

PREPARE TO BE MOVED

Perry Road, Sherwood, Nottinghamshire NG5 1GN

Guide Price £190,000 - £210,000

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NO UPWARD CHAIN...

This three-bedroom end-terraced house presents an exciting investment opportunity for those eager to take on a renovation project and create a personalised dream home. Situated in a sought-after location, the property is conveniently close to a variety of local amenities, including cafes, restaurants, shops, excellent transport links, and within catchment for well-regarded schools. The ground floor features an entrance, a spacious living room, a fitted kitchen awaiting transformation, and an exterior storage area for added convenience. Upstairs, the first floor offers three well-proportioned bedrooms, a three-piece bathroom suite, and access to a loft, providing additional storage possibilities. Externally, the front of the property offers on-street parking, while the rear boasts a private garden complete with a patio, a lawn, and a summer house, ideal for those looking to create a relaxing outdoor space. This property is brimming with potential, making it the perfect project for investors or buyers ready to put their own stamp on a home.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Exterior Storage
- Three Piece Bathroom Suite
- Private Rear Garden
- Investment Opportunity
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance

The entrance has wood-effect flooring, carpeted stairs, a stair lift, two built-in cupboards, a wall-mounted gas heater, a UPVC double-glazed window to the side elevation, coving and a single composite door providing access into the accommodation.

Living Room

19'5" x 11'8" (5.93m x 3.57m)

The living room has UPVC double-glazed windows to the front and rear elevations, carpeted flooring, a TV point and a gas fireplace with a tiled hearth.

Kitchen

13'1" x 7'6" (4.00m x 2.31m)

The kitchen has a range of fitted base and wall units with worktops, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, space for a freestanding cooker, space for a dining table set, wood-effect flooring, partially tiled walls, a built-in cupboard, coving and a UPVC double-glazed window to the rear elevation.

Store

5'6" x 2'10" (1.68m x 0.88m)

The store area has lighting, power points, a single-glazed window to the side elevation and a single wooden door.

FIRST FLOOR

Landing

The landing has carpeted flooring, a built-in cupboard, access to the loft, UPVC double-glazed windows to the side elevation and provides access to the first floor accommodation.

Master Bedroom

11'8" x 10'8" (3.57m x 3.26m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and coving.

Bedroom Two

11'8" x 8'6" (3.57m x 2.60m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a built-in cupboard and coving.

Bedroom Three

7'8" x 7'6" (2.36m x 2.30m)

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

Bathroom

7'1" x 5'4" (2.17m x 1.65m)

The bathroom has a low level flush W/C, a pedestal wash basin, a walk in shower enclosure with an electric shower, vinyl flooring, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is on street parking, steps leading to a patio, mature shrubs and a single wooden gate providing rear access.

Rear

To the rear of the property is a private garden with a fence panelled boundary, courtesy lighting, a patio, mature shrubs and trees, a summer house and a lawn.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – No central heating just gas boiler

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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:

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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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			
		85	
		12	

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



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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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