

HoldenCopley

PREPARE TO BE MOVED

Kelham Drive, Sherwood, Nottinghamshire NG5 1RA

£260,000

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NO UPWARD CHAIN...

This three-storey terraced townhouse offers spacious accommodation throughout and is being sold with no upward chain, making it ideal for first-time buyers or families looking for a hassle-free move. Conveniently located close to local amenities, including shops, eateries, and excellent transport links into Nottingham City Centre, this home is perfectly positioned for modern living. The ground floor features a versatile reception room, currently used as a bar and games room, along with a utility room and a convenient WC. The first floor boasts a bright and airy open-plan living space, incorporating a modern kitchen, dining area, and lounge with Juliet balconies. Upstairs, the second floor hosts three well-proportioned bedrooms, all serviced by a contemporary three-piece bathroom suite. Externally, the property benefits from a driveway providing off-road parking and access to a single garage, while the low-maintenance rear garden features a decked patio area—perfect for entertaining.

MUST BE VIEWED





- Three-Storey Townhouse
- Three Bedrooms
- Open Plan Living & Dining Room
- Fitted Kitchen
- Ground Floor Reception Room
- Utility & W/C
- Three-Piece Bathroom Suite
- Integral Garage & Off-Road Parking
- Low Maintenance Garden
- Popular Location





GROUND FLOOR

Entrance Hall

6’8" x 19’9" (2.04m x 6.02m)

The entrance hall has laminate flooring, an in-built under stairs cupboard, a radiator and provides access into the accommodation.

WC

2’10" x 6’0" (0.87m x 1.84m)

This space has a low level flush WC, a wash basin with stainless steel mixer taps, a radiator and a UPVC double glazed obscure window to the front elevation.

Utility Room

6’7" x 8’9" (2.03m x 2.67m)

The utility room has laminate flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink with a drainer and mixer taps, a radiator, space and plumbing for a washing machine and a tumble dryer and a composite door to access the rear garden.

Bar/Games Room

8’1" x 19’5" (2.48m x 5.92m)

This space has painted wooden flooring, a bespoke-built bar with various shelving units and a fitted countertop, a wall-mounted electrical switchboard, an electric fireplace and double French doors providing access to the rear garden.

Garage

The property benefits from having a useful garage space perfect for storage.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation.

Living Room

14’9" x 15’6" (4.50m x 4.74m)

The living space has laminate flooring, a radiator, a TV point, a UPVC double glazed window to the front elevation, double French doors opening out to a Juliet balcony, and open plan to the dining room.

Dining Room

12’9" x 8’4" (3.91m x 2.55m)

The dining room has laminate flooring, a radiator, double French doors out to a Juliet balcony, and open plan to the kitchen.

Kitchen

8’9" x 6’7" (2.68m x 2.03m)

The kitchen has laminate flooring, a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and mixer taps, an integrated oven with an electric hob and an extractor hood, space and plumbing for a dishwasher, space for an undercounter fridge, recessed spotlights and a UPVC double glazed window to the rear elevation.

SECOND FLOOR

Upper Landing

The landing has carpeted flooring, an in-built cupboard and provides access to the second floor accommodation.

Bedroom One

13’6" x 10’8" (4.14m x 3.26m)

The main bedroom has carpeted flooring, wall-to-wall fitted wardrobes, a radiator and two UPVC double glazed windows to the front elevation.

Bedroom Two

8’4" x 12’9" (2.55m x 3.89m)

The second bedroom has carpeted flooring, an in-built wardrobe with mirrored sliding doors, a radiator and a UPVC double glazed window to the rear elevation.

Bedroom Three

6’10" x 8’10" (2.09m x 2.71m)

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

Bathroom

6’4" x 8’3" (1.95m x 2.53m)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall-mounted shower fixture and a glass shower screen, partially tiled walls, a radiator, an electrical shaving point and recessed spotlights.

OUTSIDE

Front

To the front of the property is a driveway and access into the garage.

Rear

To the rear of the property is a private enclosed south-facing garden with a decked patio area, various plants and shrubs, panelled fencing and courtesy lighting.

ADDITIONAL INFORMATION

- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

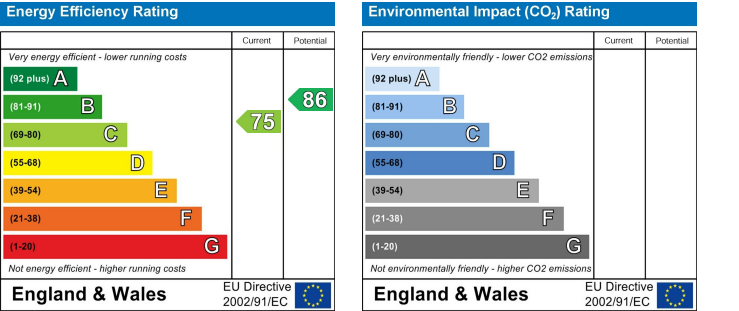
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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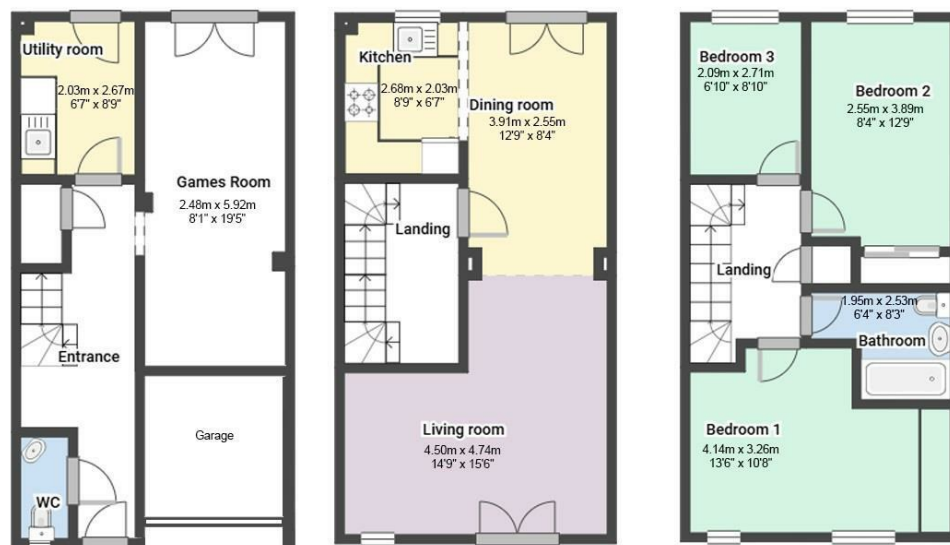
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Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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