

HoldenCopley

PREPARE TO BE MOVED

Burlington Road, Sherwood, Nottinghamshire NG5 2GR

Guide Price £230,000

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GUIDE PRICE £230,000 - £250,000

This charming Edwardian ground floor duplex flat offers an abundance of space and original period features throughout, perfectly blending timeless character with modern-day living. Situated in popular location in Sherwood, this property is just a stone's throw away from excellent transport links, local amenities, shops, eateries, and popular schools. Upon entering the property, you are greeted by an entrance hall that leads into a spacious family room boasting a beautiful feature fireplace, perfect for cosy evenings in. There is a modern fitted kitchen offering a range of stylish units and ample space for a dining table, ideal for family dinners or entertaining guests. Further to the ground floor, there is a versatile secondary reception room, a contemporary three-piece shower room suite, a convenient W/C, and an office room that benefits from direct access out to the rear garden. The basement level hosts two generously sized double bedrooms, along with an additional versatile room, perfect for use as extra storage, a dressing room, or a second office depending on your needs. Outside, the property benefits from a driveway to the front providing off-street parking, while to the rear there is a shared garden featuring seating areas, a lawn, and a variety of mature plants and trees. This unique property is ready for you to move straight into, perfect for anyone looking for somewhere truly special!

MUST BE VIEWED





- Edwardian Ground Floor Duplex Flat
- Two Double Bedrooms + Office
- Family Room With A Feature Fireplace
- Additional Living Room
- Modern Fitted Kitchen/Diner
- Shower Room & W/C
- Basement Level
- Off-Street Parking & Shared Garden
- Share of Freehold
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'3" x 20'0" (1.91m x 6.12m)

The entrance hall has original tiled flooring, wood-effect flooring, a radiator, a dado rail, coving to the ceiling, and a single door providing access into the accommodation.

Family Room

16'2" x 16'11" (4.95m x 5.17m)

The family room has wooden flooring, a feature fireplace with a decorative surround and a tiled hearth situated in an arched recessed alcove, two radiators, a dado rail, coving to the ceiling, a ceiling rose, and a UPVC double-glazed bay window to the front elevation.

Kitchen

16'4" x 14'7" (5.00m x 4.47m)

The kitchen has a range of fitted matte base and wall units with stone-effect worktops and splashback, a composite sink and a half with a swan-neck mixer tap and a drainer, an electric hob, an integrated oven, an integrated microwave, an integrated fridge freezer, an integrated dishwasher, a washing machine, space for a dining table, wooden flooring, a radiator, a feature fireplace surround, coving to the ceiling, a UPVC double-glazed bay window to the side elevation, and a UPVC double-glazed window to the rear elevation.

W/C

6'3" x 4'7" (1.93m x 1.41m)

This space has a low level flush W/C, a wash basin, tiled flooring, partially tiled walls, a radiator, a wall-mounted electric shaving point, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Shower Room

6'4" x 3'10" (1.93m x 1.17m)

This space has a low level flush W/C, a vanity style wash basin, shower enclosure with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, tiled flooring, partially tiled walls, recessed spotlights and an extractor fan.

Living Room

11'1" x 14'11" (3.65m x 4.55m)

The living room has wood-effect flooring, fitted storage cupboards, a radiator, and a UPVC double-glazed bay window to the side elevation,

Office

7'1" x 13'2" (2.16m x 4.02m)

The office has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, and a barn-style door,

BASEMENT LEVEL

Basement

6'3" x 23'0" (1.92m x 7.02m)

The corridor has carpeted flooring, wooden stairs, and provides access to the basement level accommodation.

Master Bedroom

14'8" x 16'3" (4.49m x 4.97m)

The master bedroom has carpeted flooring, a radiator, two UPVC double-glazed windows to the side elevation, and a single door leading out to the rear.

Bedroom Two

16'7" x 9'5" (max) (5.07m x 2.88m (max))

The second bedroom has carpeted flooring, a radiator, and two UPVC double-glazed windows to the front and side elevations.

Office

6'10" x 13'2" (2.09m x 4.02m)

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

OUTSIDE

Front

To the front of the property is a shared gravelled driveway and boundaries made up of stone wall and fence panelling.

Rear

To the rear of the property is a shared garden with block paved seating areas, a lawn, and mature plants.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – Flooded in the past 5 years

Very 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 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.

Ground Rent in the year marketing commenced (EPA): £10

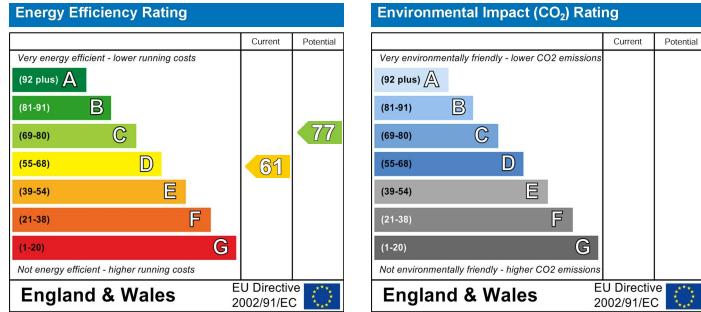
Property Tenure is Leasehold. Term: 999 years from 17 November 1976 - Term remaining 949 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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 licence 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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