

# HoldenCopley

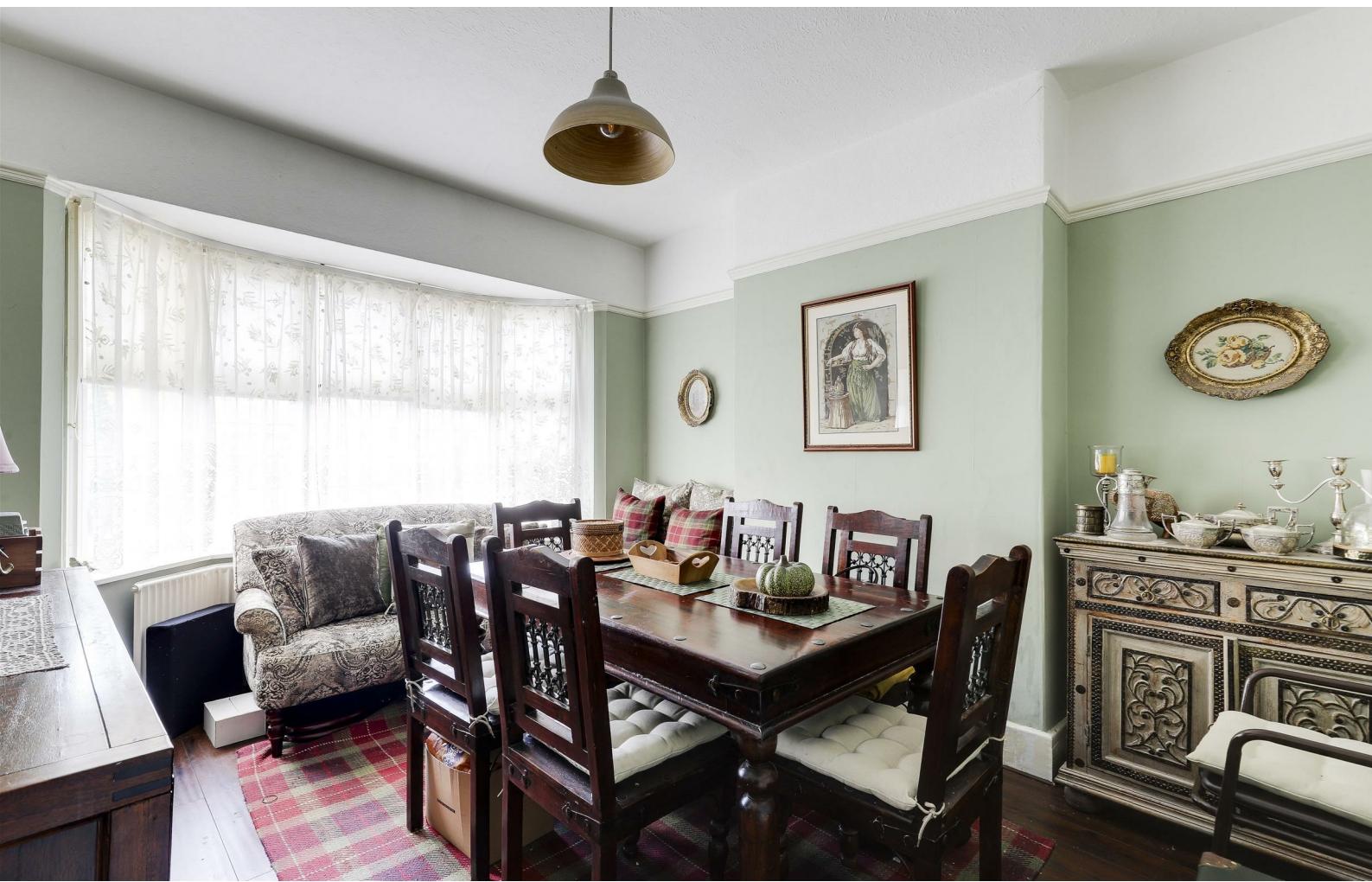
PREPARE TO BE MOVED

Perry Road, Sherwood, Nottinghamshire NG5 1GN

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Guide Price £260,000 - £270,000

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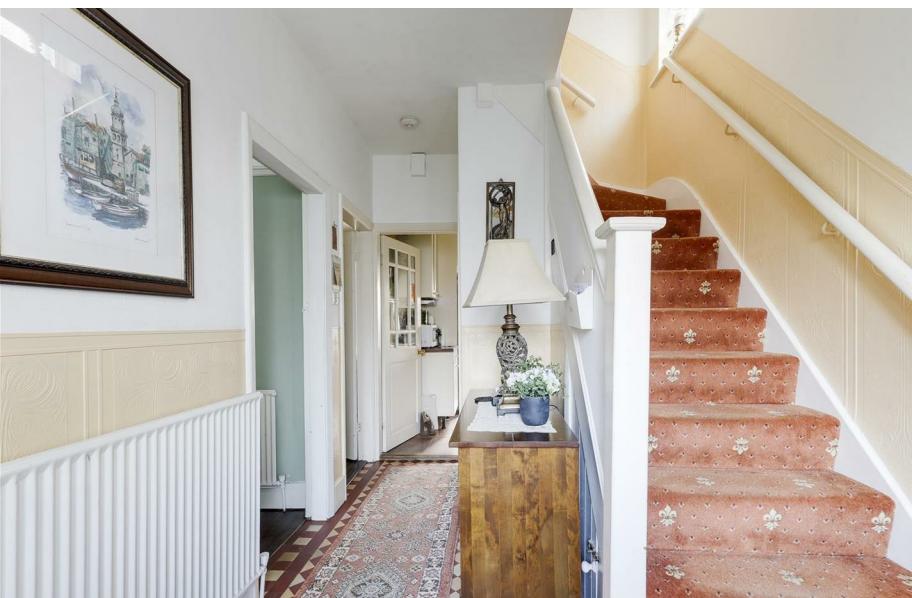
GUIDE PRICE £260,000 - £270,000

NO UPWARD CHAIN...

This semi-detached house is ideally located close to Nottingham City Hospital, with excellent transport links to Nottingham City Centre and the surrounding areas. Offered for sale with no upward chain, this property is perfect for families or a range of buyers seeking a well-connected and versatile home. The ground floor comprises a welcoming porch and hallway, a bright dining room featuring a bay window to the front, and a spacious living room with sliding patio doors that open onto the rear garden. There is also a fitted kitchen with convenient access to a ground-floor W/C. On the first floor, the property offers three bedrooms, a two-piece bathroom suite, and a separate W/C. Outside, the front of the property features a low-maintenance garden with courtesy lighting and gated access to the rear. The south-facing rear garden is fully enclosed and includes a patio area, a lawn, mature plants, shrubs, bushes, and trees. It also boasts an additional patio seating area, a garden shed, and secure boundary fencing with gated access.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Ground Floor W/C
- Enclosed Rear Garden
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Porch

7'1" x 2'2" (2.17 x 0.68)

The porch has tiled flooring, UPVC double glazed window to the front elevation, and a UPVC door opening to the front garden.

### Hallway

12'11" x 7'5" (3.95 x 2.27)

The hallway has tiled flooring, carpeted stairs, a radiator, stain glass windows to the front elevation, and a door providing access into the accommodation.

### W/C

4'5" x 4'3" (1.35 x 1.32)

This space has a UPVC double glazed window to the side elevation, a low level flush W/C, a wall-mounted wash basin, and tiled flooring.

### Dining Room

13'5" x 10'11" (4.09 x 3.33)

The dining room has a UPVC double glazed bay window to the front elevation, two radiators, a picture rail, and wood flooring.

### Living room

13'10" x 10'11" (4.22 x 3.33)

The living room has a UPVS double glazed window to the side elevation, two radiators, a picture rail, coving to the ceiling, wood flooring, and sliding patio doors opening to the rear garden.

### Kitchen

12'4" x 7'4" (3.76 x 2.25)

The kitchen has a range of fitted base and wall units with wooden worktops, a double Belfast style sink with a mixer tap, an integrated oven, ceramic hob and extractor fan, space for an American fridge freezer, space and plumbing for a washing machine, a radiator, partially tiled walls, tiled flooring, two UPVC double glazed windows to the side elevation, and a UPVC door opening to the rear garden.

## FIRST FLOOR

### Landing

8'11" x 4'9" (2.74 x 1.45)

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

### Master Bedroom

11'10" x 10'11" (3.63 x 3.33)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, and wood-effect flooring.

### Bedroom Two

11'10" x 10'11" (3.63 x 3.33)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a feature fireplace, and wood-effect flooring.

### Bedroom Three

8'6" x 7'4" (2.60 x 2.25)

The third bedroom has two UPVC double glazed windows to the front and side elevation, and wood-effect flooring.

### Bathroom

7'4" x 5'11" (2.24 x 1.82)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture, a heated towel rail, floor-to-ceiling tiling, and painted wooden flooring.

### WC

4'4" x 2'9" (1.33 x 0.84)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a radiator, partially tiled walls, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is a low-maintenance garden, courtesy lighting, and gates access to the rear garden.

### Rear

To the rear of the property is an enclosed south facing enclosed rear garden with a patio area, a lawn, various plants shrubs, bushes and trees, a further patio seating area, a shed, a fence panelled and hedged boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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

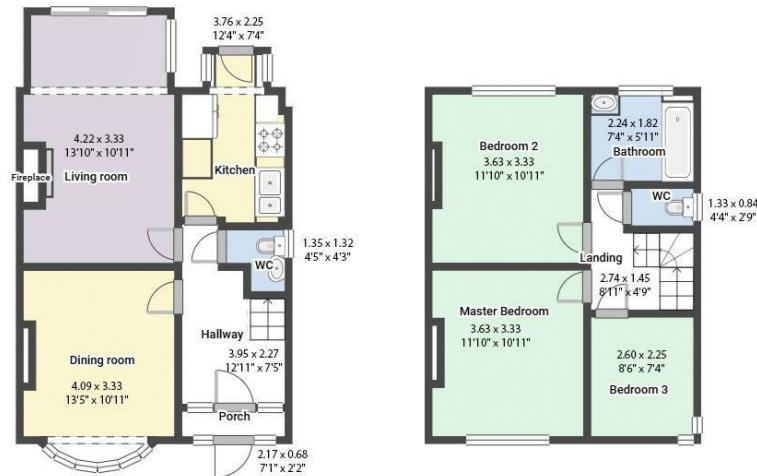
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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
<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 <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> 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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