

# HoldenCopley

PREPARE TO BE MOVED

Shelt Hill, Woodborough, Nottinghamshire NG14 6DG

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Guide Price £350,000 - £375,000

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BEAUTIFULLY PRESENTED HOME IN SOUGHT AFTER VILLAGE LOCATION...

This beautifully presented mid-terrace home offers deceptively spacious accommodation throughout and would be an ideal purchase for a wide range of buyers looking to move straight in. Nestled within a sought-after village location, the property benefits from close proximity to local shops, excellent schools, and is surrounded by open fields, providing a perfect balance of convenience and countryside living. The ground floor comprises a welcoming living room featuring a log burner, a cosy snug also with a log burner and open access into a further reception area, creating a versatile and sociable layout. This is complemented by a farmhouse-style fitted kitchen with double French doors opening out to the rear garden, along with a convenient WC/utility room. To the first floor, there are three well-proportioned bedrooms, a dressing room/home office, and a modern three-piece bathroom suite. Externally, the property enjoys a private rear garden featuring a paved patio seating area, a lawn, and the added benefit of a garage and off-road parking for one vehicle.

MUST BE VIEWED





- Mid-Terrace House
- Three Bedrooms
- Farmhouse Style Fitted Kitchen
- Two Reception Rooms With Log Burners
- Ground Floor W/C & Utility Room
- Versatile Dressing Room/Office
- Modern Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Sought After Village Location
- Must Be Viewed





## GROUND FLOOR

### Entrance

4'6" x 2'7" (1.39m x 0.79m)

The entrance has wooden single-glazed windows to the side elevations, tiled flooring, wooden beams to the ceiling and a single door providing access into the accommodation.

### Living Room

14'10" x 11'1" (4.53m x 3.40m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a recessed chimney breast alcove with a log burner and a tiled hearth, a radiator and painted wooden beams to the ceiling.

### Snug

15'1" x 7'9" (4.60m x 2.37m)

The snug has a UPVC double-glazed window to the front elevation, carpeted flooring, a recessed chimney breast alcove with a log burner and brick hearth, a radiator, a plate rail, painted wooden beams to the ceiling and open access into the reception room.

### Reception Room

8'0" max x 7'9" (2.44m max x 2.37m)

The reception room has a UPVC double-glazed window to the rear elevation and wood-effect flooring.

### Kitchen-Diner

24'2" max x 12'10" (7.38m max x 3.92m)

The kitchen-diner has a range of fitted shaker style base units with a wooden worktop, space for a Range cooker with an extractor hood, an integrated fridge, a double sink with a swan neck mixer tap, tiled flooring, a radiator, space for a dining table, recessed spotlights, two skylights and UPVC double French doors providing access out to the garden.

### WC/Utility

8'8" x 3'1" (2.66m x 0.96m)

This space has a low level flush W/C with an integrated wash basin, space and plumbing for a washing machine and tiled flooring.

## FIRST FLOOR

### Landing

5'4" max x 5'4" (1.63m max x 1.63m)

The landing has carpeted flooring, access into the boarded loft and provides access to the first floor accommodation.

### Master Bedroom

11'5" x 8'11" (3.48m x 2.72m)

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

### Dressing Room/Office

8'10" x 7'8" (2.71m x 2.36m)

The dressing room/office has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in wardrobe and access into the second bedroom.

### Bedroom Two

10'0" x 8'2" (3.06m x 2.50m)

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

### Bedroom Three

9'5" max x 7'9" (2.88m max x 2.38m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in wardrobe and access into the boarded loft via a drop-down ladder.

### Bathroom

8'8" x 5'8" (2.66m x 1.75m)

The bathroom has a low level concealed flush W/C, a vanity style wash basin with a tiled splashback, a fitted bath with a hand-held shower and a tiled splashback, vinyl flooring, a heated towel rail and an extractor fan.

## OUTSIDE

### Front

To the front is a garden with a picket fence and a single iron gate.

### Rear

To the rear is a private garden with a paved patio seating area, a lawn, raised wooden planters with various plants, a garage and space to park one vehicle.

### Garage

17'5" x 10'6" (5.32m x 3.21m)

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 80 Mbps and Upload Speed 20 Mbps

Phone Signal – All 4G & some 3G & 5G available

Sewage – Mains Supply

Flood Risk – Surface water flooding occurred in 2022 due to a blocked downpipe

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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

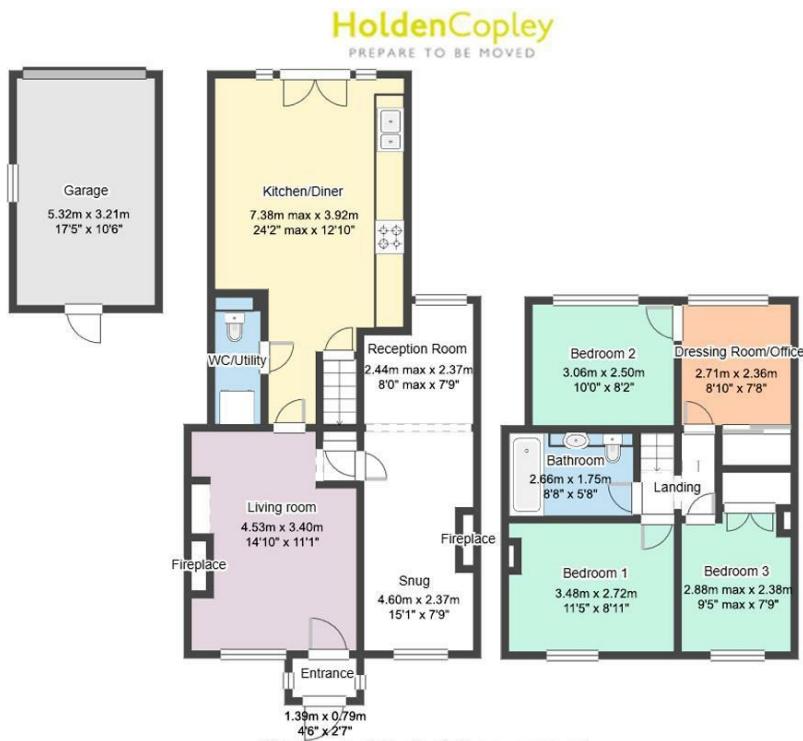
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property 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.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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~~40 X 27~~  
This floorplan is for illustrative purposes only.

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