# Holden Copley PREPARE TO BE MOVED

Rushcliffe Rise, Sherwood, Nottinghamshire NG5 3HJ

Guide Price £80,000 - £90,000

# GUIDE PRICE £80,000 - £85,000

## FIRST FLOOR FLAT...

This one bedroom first floor flat would be an ideal purchase for any first time buyers or investors alike as it is well presented and is coming to the market with no upward chain. Situated close to many local amenities such as shops, eateries and excellent transport links as well as being located a stones throw away from Woodthorpe Hospital. The flat consists of a spacious lounge, a kitchen and a double bedroom serviced by a three piece bathroom suite. Outside to the front of the property is a driveway to provide off road parking and to the rear of the property is a communal garden.

MUST BE VIEWED







- · First Floor Flat
- · One Bedroom
- Lounge
- Kitchen
- · Three Piece Bathroom Suite
- Off Road Parking
- Communal Garden
- Close To Local Amenities
- Leasehold
- Must Be Viewed

### **GROUND FLOOR**

### Entrance Hall

 $2^{*}||" \times 4^{*}7" (0.9 \times 1.4)$ 

The entrance hall has wood effect flooring, a UPVC front door, carpeted stairs and provides access into the accommodation

### FIRST FLOOR

### Landing

 $5*10" \times 2*7" (1.8 \times 0.8)$ 

The landing has carpeted flooring, an in-built cupboard, a loft hatch and provides access to the first floor accommodation

 $12^{1}$ " ×  $11^{9}$ " (3.7 × 3.6)

The living room has wood effect flooring, an in-built cupboard, a TV point, a radiator and UPVC double glazed window to the front and rear elevations

### Kitchen

 $8^{\circ}6'' \times 9^{\circ}2'' (2.6 \times 2.8)$ 

The kitchen has tiled effect flooring, a range of fitted base and wall units with fitted wooden countertops, a stainless steel sink with mixer taps and a drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, a radiator and a UPVC double glazed window to the rear elevation

### Bedroom

 $11^{\circ}9'' \times 9^{\circ}6'' (3.6 \times 2.9)$ 

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

### Bathroom

 $5*10" \times 5*10" (1.8 \times 1.8)$ 

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel taps, a panelled bath with a wall mounted shower fixture and a glass shower screen, partially tiled walls, a radiator and a UPVC double glazed obscure window to the rear elevation

### OUTSIDE

### Front

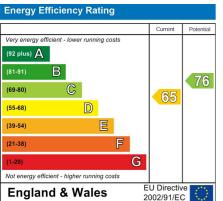
To the front of the property is a driveway to provide off road parking for one vehicle

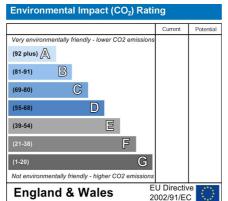
To the rear of the property is a communal mature garden with a shed

### DISCLAIMER

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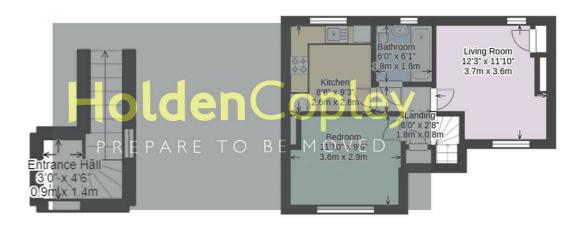












Approx. Gross Internal Area of the Ground floor: 43.59 Sq Ft - 4.05 Sq M Approx. Gross Internal Area of the Entire Property: 442.4 Sq Ft - 41.1 Sq M

All sizes and areas are approximate and for identification only. Not to scale. © Holden Copley 2020

Approx. Gross Internal Area of the 1st floor: 398.8 Sq Ft - 37.05 Sq M Approx. Gross Internal Area of the Entire Property: 442.4 Sq Ft - 41.1 Sq M

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