



64 Victoria Road, Sherwood, NG5 2ND
£350,000



Marriotts



64 Victoria Road Sherwood, NG5 2ND

- Four double bedrooms
- Kitchen with marble worktops and appliances
- First floor shower room
- Bay-fronted lounge with log burner
- Two bay cellar
- NO UPWARD CHAIN

An impressive fully refurbished Victorian semi detached house with four double bedrooms, lovely modern bathroom and extended kitchen, lounge with log burner and a two bay cellar!

£350,000



Overview

Located on the charming Victoria Road in Sherwood, this exquisite semi-detached Victorian house offers a perfect blend of classic elegance and modern convenience. With an enclosed courtyard style garden and spanning three floors, the property boasts four generously sized double bedrooms, making it an ideal family home or a spacious retreat for professionals.

Upon entering, you are greeted by a lovely hallway with herringbone tiled floor, original coving, balustrade staircase and traditional doors leading to both reception rooms. The bay-fronted living room, complete with a cosy log burner creates a warm and inviting atmosphere. Adjacent to this, a separate dining room provides an excellent space for entertaining guests or enjoying family meals which is connected to the kitchen. The heart of the home is undoubtedly the fantastic fitted kitchen, with solid marble worktops and upstands and which comes equipped with a range of modern appliances, including a fridge, freezer, dishwasher, and washing machine.

The property has been fully refurbished to a high standard, featuring new electrics and plumbing throughout, along with a reliable Worcester Bosch combination boiler that comes with a warranty for peace of mind. The impressive bathroom is a true highlight, offering both a relaxing bath and a large walk-in rain shower, perfect for unwinding after a long day.

This delightful home not only offers ample living space but also benefits from its prime location, providing easy access to local amenities, schools, and transport links. With its blend of period charm and contemporary comforts, this Victorian semi-detached house on Victoria Road is a must-see for anyone seeking a stylish and comfortable living space in Nottingham.

Entrance Hall

With a double-glazed composite front entrance door, herringbone tiled floor, radiator, stairs to the first-floor landing and original decorative coving. Doors to both reception rooms.

Living Room

UPVC double-glazed bay window to the front. feature inset log burner with herringbone tiled hearth and timber mantle.



Dining Room

With wood-effect tiled floor, UPVC double-glazed rear window, radiator and door through to the kitchen.

Kitchen

A range of modern wall base units with solid marble worktops and matching upstands with an inset one-and-a-half bowl stainless and steel sink unit and drainer with a large over-head Velux window. Integrated brushed steel trim Hotpoint electric oven, four-ring ceramic hob with extractor, along with integrated fridge, freezer, dishwasher and washing machine. LED downlights, concealed Worcester Bosch combination gas boiler, UPVC double-glazing window and composite side door, UPVC double-glazed rear window, door and stairs down to the cellar.

Cellar

With two bays, light, power points, modern RCD board and smart gas and electricity meters.

First Floor Landing

Stairs to the second floor and doors to the bathroom and two bedrooms.

Bedroom 1

Two UPVC double-glazed front windows and radiator.

Bedroom 2

UPVC double-glazed rear window and radiator.

Bathroom

With a tiled floor, the suite consists of a bath with matching tiled panel and surround, dual flush toilet, pedestal wash basin and large walk-in shower with floor drain, chrome rain shower, and second mixer. LED downlights, chrome ladder towel rail and UPVC double-glazed rear window.

Second Floor Landing

With doors to two further bedrooms, skylight window and loft access.

Bedroom 3

UPVC double-glazed side window, radiator and eaves access.

Bedroom 4

UPVC double-glazed side window, radiator and eaves access.

Outside

To the side is a yard area with a mature tree, side gate, external power points and an outside tap. The rear is majority paved with shrub borders and is enclosed with a mixture of rustic brick wall and fencing to the perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band B

PROPERTY CONSTRUCTION: solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: n/k

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

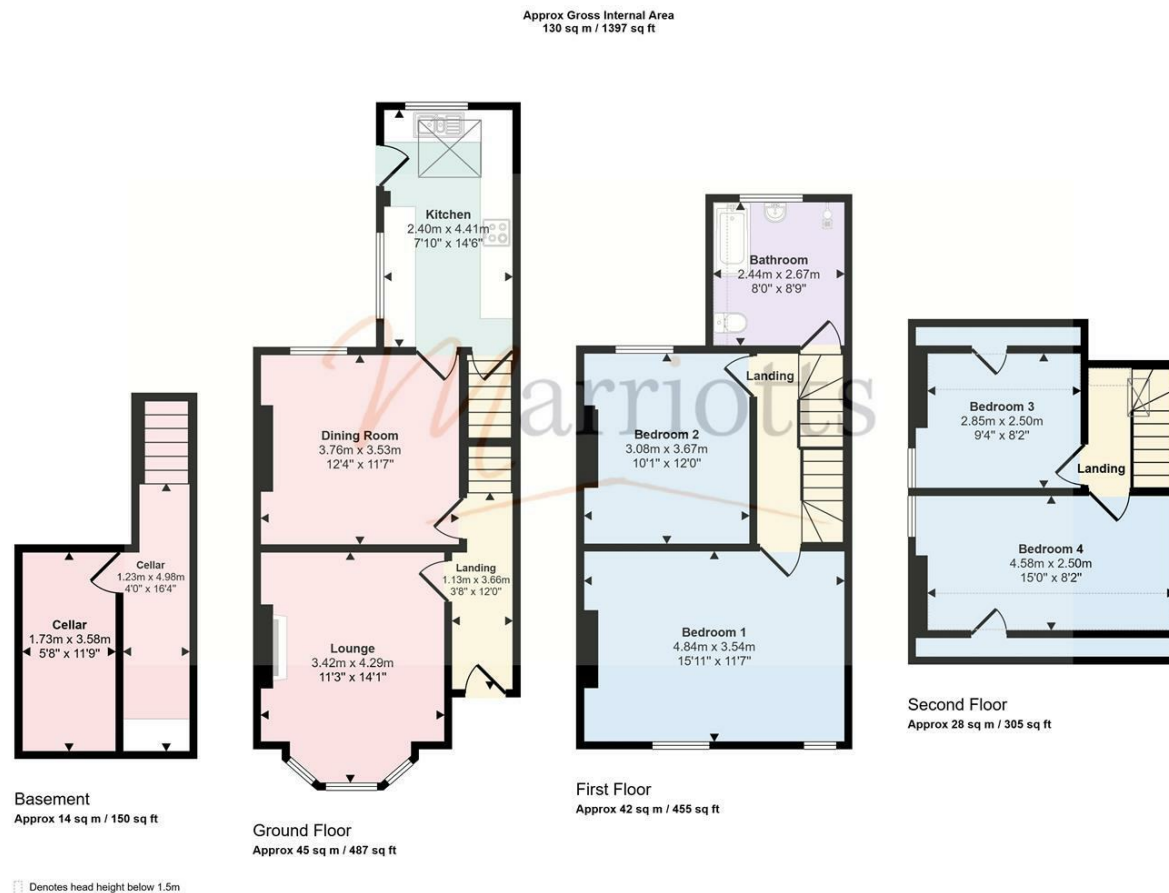
ACCESS AND SAFETY INFORMATION: level front and rear access



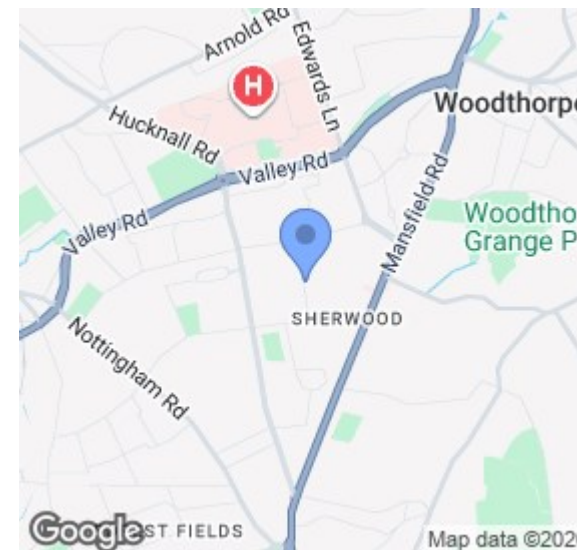








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).