

12 Marshall Street, Sherwood, NG5 4AF

Offers Over £180,000

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Marriotts



12 Marshall Street
Sherwood, NG5 4AF

- Spacious three-storey mid-terraced home with three generous bedrooms
- Modern fitted kitchen and ground floor bathroom with contemporary four-piece suite
- Prime location in the heart of Sherwood
- Two spacious reception rooms, living room with cast-iron fireplace
- Low-maintenance enclosed rear garden
- Excellent public transport links to Nottingham City Centre

Charming Three-Bedroom Period Home in the Heart of Sherwood

NO UPWARD CHAIN . Ideally positioned in the heart of the ever-popular Sherwood community, this spacious three-storey mid-terraced home is just a stone's throw from the vibrant high street, renowned for its excellent selection of independent shops, cafés, restaurants, pubs and regular public transport links into Nottingham City Centre. Offering versatile accommodation, the property is perfectly suited to first-time buyers, investors or those looking to downsize without compromising on space.

The ground floor boasts two generous reception rooms, including a welcoming living room featuring an attractive cast-iron fireplace, adding character and charm. The modern fitted kitchen is finished in neutral tones and offers ample storage and workspace, while a useful side lean-to provides additional storage and access to the low-maintenance, enclosed rear garden. A stylish family bathroom is located on the ground floor and is fitted with a contemporary four-piece suite, including both a separate bath and shower. Arranged over three floors, the property offers three well-proportioned bedrooms, providing flexible accommodation for families, professionals or those working from home.

Combining period character, spacious accommodation and an unbeatable location, this delightful home presents a fantastic opportunity to enjoy everything Sherwood has to offer.





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Lounge

UPVC double glazed doors leads into the lounge, which has grey wood effect laminate floor, radiator, feature cast iron fireplace, UPVC double glazed window to the front. Between the lounge and the dining room is an under stairs storage cupboard.

Dining room

Grey wood effect laminate floor, UPVC double glazed window to the rear and radiator.

Kitchen

The kitchen is fitted with a range of wall and floor cabinets, with worktop over and metro tile splash back, sink & drainer with mixer tap, integrated electric oven with four ring electric hob over, integrated microwave, space for a tall fridge freezer and space/plumbing for washing machine. The room has a heated towel rail, wall thermostat controls and a UPVC double glazed window to the store room. Between the kitchen and the bathroom, is a fitted cupboard housing the central heating boiler. Doors lead to the store room and bathroom.

Bathroom

The bathroom has a 4-peice suite comprising of a walk in corner shower cubicle with main shower and glass screen, bath with freestanding tap and shower attachment and wash hand basin with mixer tap. The room is fully tiled, with an extractor fan and UPVC double glazed window to the side.

Store room

To the side of the kitchen is an enclosed storage space which has power points and a door leading to the back garden.

Landing

Carpeted and with stairs leading to the loft room.

Bedroom 2

Grey wood effect laminate floor, radiator and UPVC window to the front

Bedroom 3

Grey wood effect laminate floor, radiator and UPVC window to the front

Bedroom 1

Carpeted with radiator and two Velux windows

Outside

Material Information

TENURE: Freehold
COUNCIL TAX: Nottingham - Band A
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Rear lobby
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British Gas
MAINS ELECTRICITY PROVIDER: British gas
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
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 access to front and rear

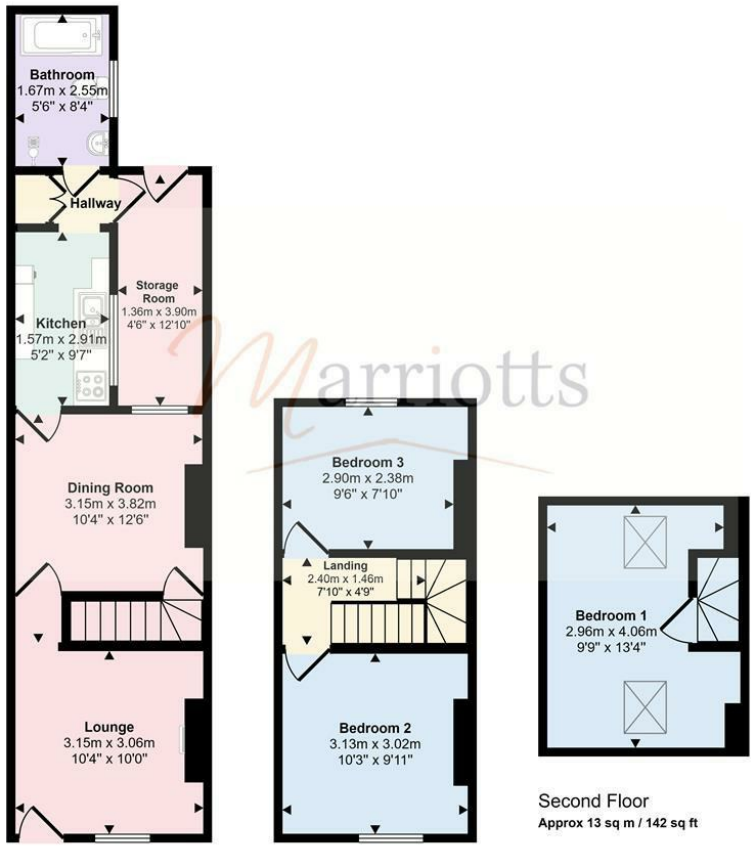
OTHER INFORMATION:

**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.





Approx Gross Internal Area
75 sq m / 812 sq ft

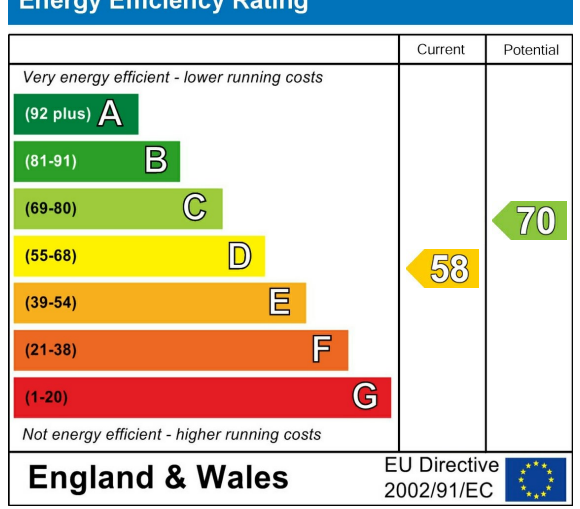


Ground Floor
Approx 39 sq m / 425 sq ft

First Floor
Approx 23 sq m / 245 sq ft

Second Floor
Approx 13 sq m / 142 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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.
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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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

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