



12 Haydn Road, Sherwood, NG5 2JU

Guide Price £190,000

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# 12 Haydn Road Sherwood, NG5 2JU

- Semi detached house
- Modern bathroom with shower
- Two reception rooms & cellar
- Two bedrooms
- Good sized kitchen + appliances
- Close to Sherwood's amenities

**GREAT FIRST TIME BUY!!** A very well-presented two-bedroomed semi-detached house in a great location, just a short walk from all of Sherwood's amenities including numerous cafes, bars & restaurants, plus regular bus services into the City.

**Guide Price £190,000**



## Overview

The accommodation consists of a front lounge with feature brick chimney breast and electric stove, a separate rear dining room with door to the garden and access to the two-bay cellar and kitchen with integrated oven and hob. Upstairs there are two bedrooms, with the main landing providing access to both bedrooms and a second rear landing leading from the main bedroom to the bathroom and second bedroom. Outside there is an enclosed part decked and part gravelled walled garden and the property also has UPVC double glazing and gas central heating with combination boiler.

## Lounge

With a front entrance door and twin UPVC double-glazed windows, exposed floorboarding and brick chimney breast and fireplace with cast iron gas stove and a large slate hearth. Radiator and doorway through to the inner lobby, stairs and dining room.



## Dining Room

Decorative fireplace recess with stone hearth, radiator, UPVC double glazed door to the rear, door and stairs to the cellar and door through to the kitchen.

## Kitchen

A range of units with solid wooden worktops and inset stainless steel sink unit and drainer with tiled splashbacks. Appliances consist of Bosch brushed steel trim electric oven and four ring gas hob, plumbing for a washing machine, concealed combination gas boiler, slate tile effect laminate flooring, ceiling downlights and UPVC double glazed rear window.

## Cellar

Two bays with light and also housing the meters and RCD board.

## First Floor Landing

Doors to both bedrooms.

## Bedroom 1

With exposed painted floorboards, UPVC double glazed front window, radiator and door to there landing leading to bedroom 2 and the bathroom.

## Bedroom 2

UPVC double glazed rear window and radiator.

## Bathroom

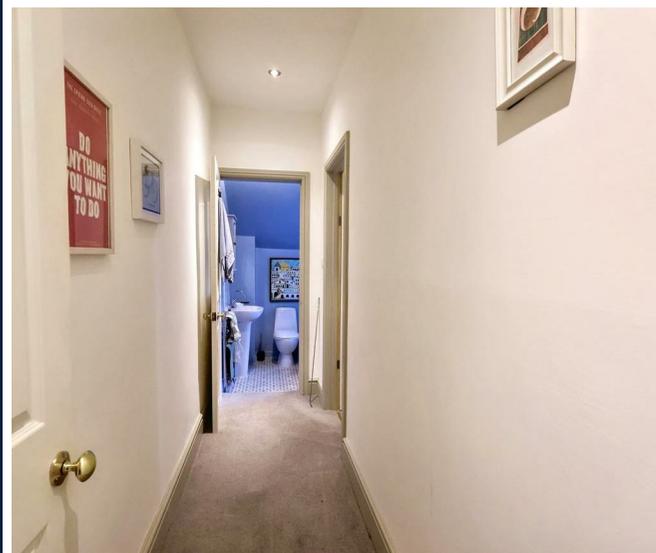
With wood style laminate flooring, the suite in white consists of a bath with tiled surround, glass screen and chrome mains shower, pedestal washbasin with tiled splashback and dual flush toilet. Chrome ladder towel rail and UPVC double-glazed side window.

## Outside

A side path leads to rear gated access and onto the rear garden, which is a mixture of gravel and decking and enclosed with a part walled and part fenced perimeter.

## Useful Information

TENURE: Freehold







COUNCIL TAX: Nottingham City Council - Band A

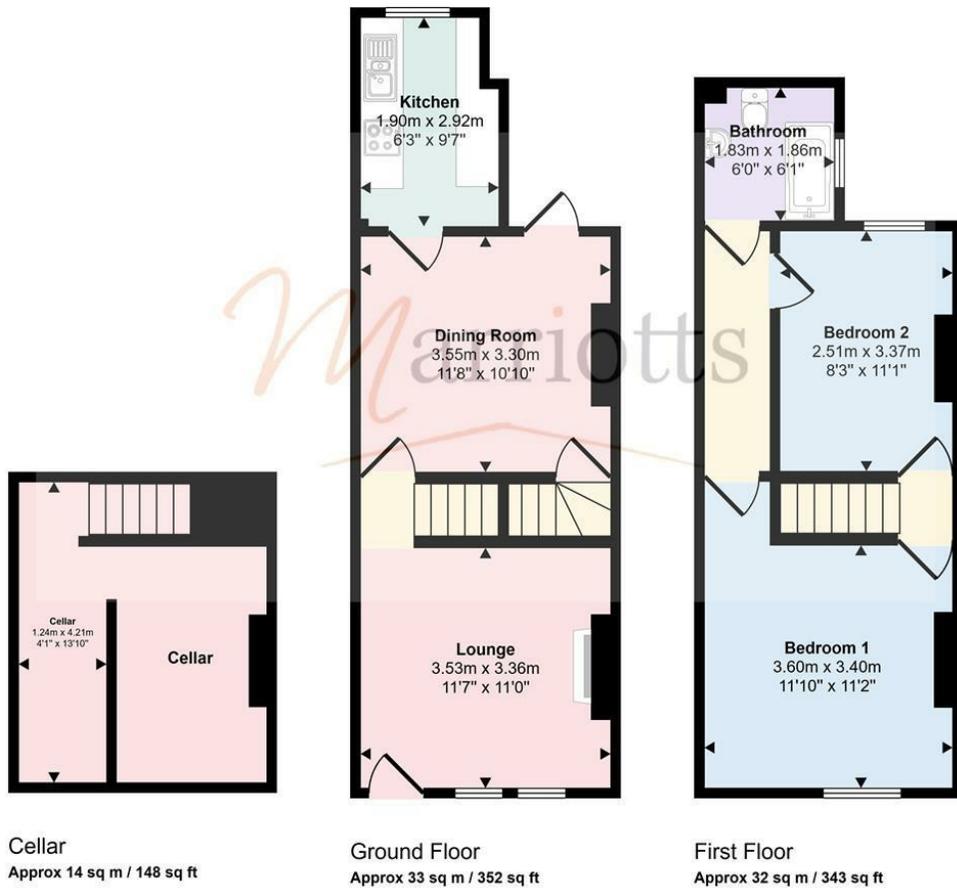
OTHER INFORMATION:

The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme for Nottingham City 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.



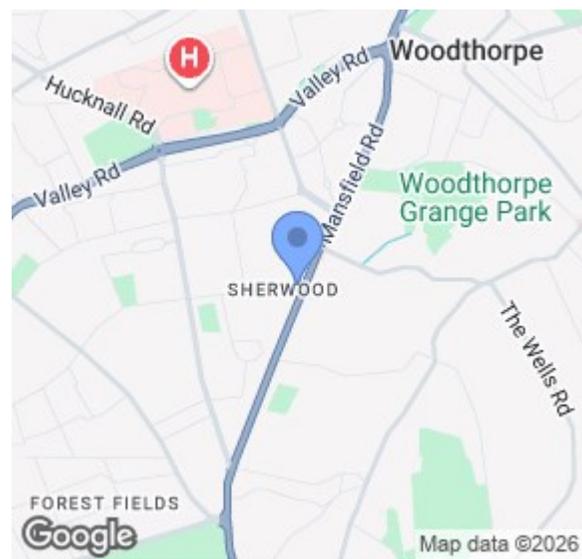


Approx Gross Internal Area  
78 sq m / 843 sq ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.
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41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.Marriotts.net

