



170 Mansfield Street, Sherwood, NG5 4AU

£287,000



Marriotts



# 170 Mansfield Street Sherwood, NG5 4AU

- Three story end terrace house
- Lounge & separate dining room
- Great sized lawned garden
- Three double bedrooms
- Two bay cellar
- Fantastic location

**FULL OF CHARACTER!!** A lovely three storey Victorian end terraced house in a great location, close to Sherwood's vibrant shopping area. Three double bedrooms, stunning bathroom with roll top bath, two reception rooms, two bay cellar and a great sized lawned rear garden!

**£287,000**



## Overview

Located in the desirable suburb of Sherwood, this delightful Victorian end-terrace house on Mansfield Street offers a perfect blend of character, modern living and convenience. With its rich history, the property retains many original features, including elegant internal doors, exposed floorboards, fireplaces and decorative coving that add to its unique charm. Keeping the character theme, the stunning first floor bathroom has a feature 'claw & ball' roll top bath, in-keeping traditional toilet and sink and a large modern shower cubicle with fixed-head rain shower. And for peace of mind, the annually serviced Vaillant combination gas boiler was installed in October 2022, with the remainder of a 10 year warranty.

The house boasts two reception rooms including a cosy bay-fronted living room, providing ample space for relaxation and entertaining. The modern kitchen is at the rear and has access out to the garden. With three generously sized double bedrooms spread across the first and second floors, this home is ideal for families or those seeking extra space. Additionally, the property features a two-bay cellar, offering valuable storage options.

The entrance hallway welcomes you into this lovely home, leading you through to the inviting living areas. Outside, the enclosed rear garden is a true gem, featuring a lush lawn surrounded by rustic walls, perfect for enjoying sunny afternoons or hosting gatherings. A large garden shed provides further storage for gardening tools or outdoor equipment.

Situated just a short stroll from Sherwood's vibrant shopping area, residents will enjoy easy access to a variety of bars, cafes, restaurants, and independent retailers. This prime location combines the tranquillity of suburban living with the convenience of urban amenities.

In summary, this Victorian terraced house on Mansfield Street is a wonderful opportunity for those seeking a characterful home in a lively community. With its original features, spacious layout, and delightful garden, it is sure to appeal to a wide range of buyers.



## Entrance Hall

With a recently replaced colourful wooden front entrance door with stained glass panel, original exposed floorboards and original decorative coving. Radiator, original balustrade staircase leading to the first floor with door and stairs leading down to the cellar and doors to both reception rooms.

## Living Room

With a feature picture tiled cast iron fireplaces, with living flame coal effect gas fire, surround and marble hearth. UPVC double-glazed bay window, two radiators and original decorative coving.

## Dining Room

Also with original exposed floorboards and a feature open grate marble fireplace and surround with tiled hearth. Built-in shelved cupboard with original doors, UPVC double-glazed rear window, decorative coving and door through to the kitchen.

## Kitchen

A range of units with solid wooden worktops with concealed work surface lighting and an inset enamelled one-and-a-half bowl sink unit and drainer. Brushed steel trim electric double oven and brushed steel five-ring gas hob with extracted canopy, plumbing for washing machine, LED downlights, slate coloured tile floor, concealed Vaillant combination boiler installed in October 2022 with the remainder of a 10 year warranty. UPVC double glazed rear window and double-glazed composite side door.

## First Floor Landing

With exposed original floorboards, original balustrade staircase leading to the second floor, radiator and UPVC double-glazed side window.

## Bedroom 1

With feature picture tiled cast iron fireplace and surround with matching tiled hearth, two UPVC double-glazed front windows and radiator.

## Bedroom 2

UPVC double-glazed rear window and radiator.

## Bathroom

A stunning bathroom with large porcelain tiled floor, full height tiling to one wall with traditional style pedestal wash basin and a large shower cubicle with a fixed head mains rain shower and second mixer. 'Claw and ball' roll top bath with Victorian mixer, traditional style toilet, chrome heated towel rail and separate traditional radiator. LED downlights and UPVC double-glazed side and rear windows.

## Second Floor Bedroom 3

Velux window with fitted blackout blind, large eaves storage with light, radiator and recess/walk-in wardrobe area with decorative cast iron fireplace.

## Outside

There is a walled plum slate front garden with wrought iron gated access. To the rear is a full-width paved patio with external power points, an outside tap, and a rustic brick wall. The garden is lawned, with an established border, and a further paved area at the bottom of the garden with a large garden shed and rear pedestrian access. The garden is enclosed with part concrete post and fence panel and part feature brick-pillared perimeter.

## Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band A



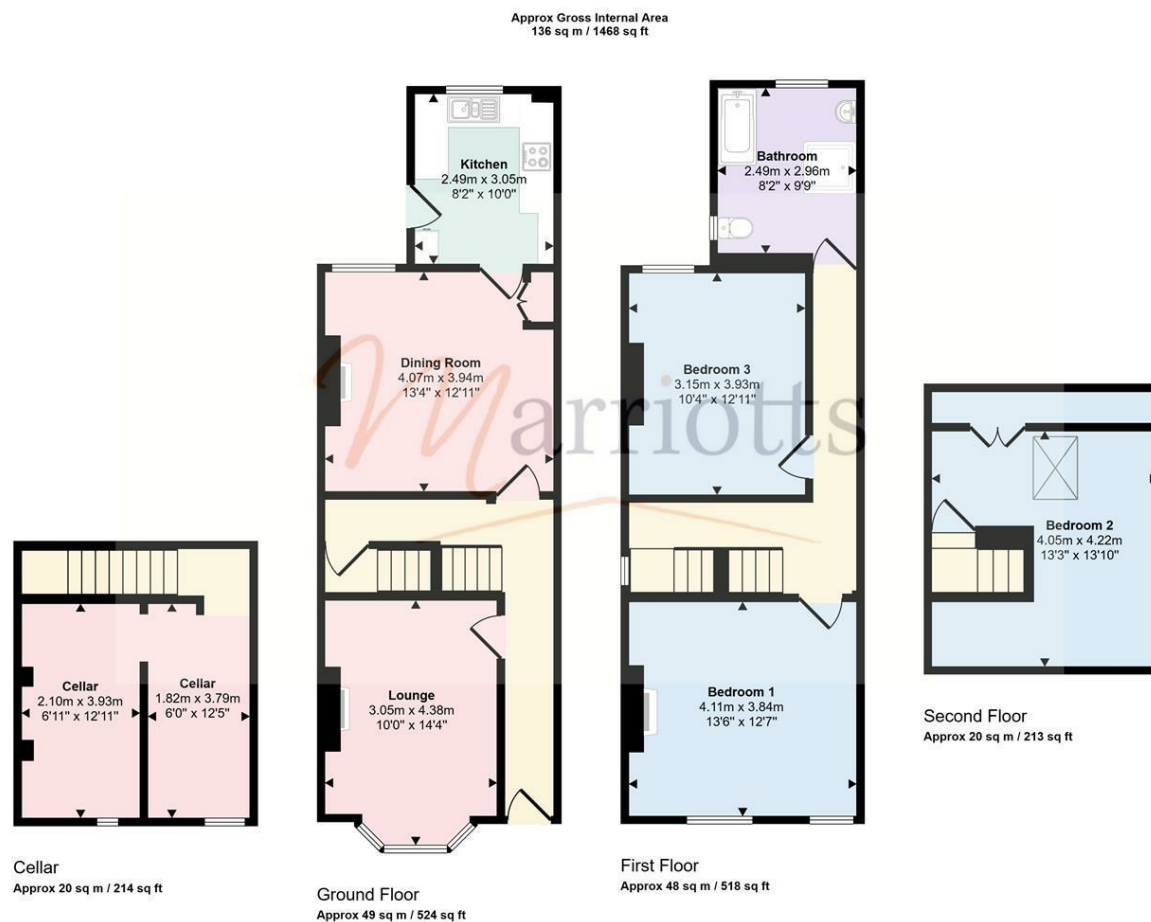




PROPERTY CONSTRUCTION: Solid Brick  
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
 FLOOD RISK: very low  
 ASBESTOS PRESENT: n/k  
 ANY KNOWN EXTERNAL FACTORS: n/k  
 LOCATION OF BOILER: kitchen  
 UTILITIES - mains gas, electric, water and sewerage.  
 MAINS GAS PROVIDER:  
 MAINS ELECTRICITY PROVIDER:  
 MAINS WATER PROVIDER: Severn Trent  
 MAINS SEWERAGE PROVIDER: Severn Trent  
 WATER METER: 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 front access. Stepped rear access



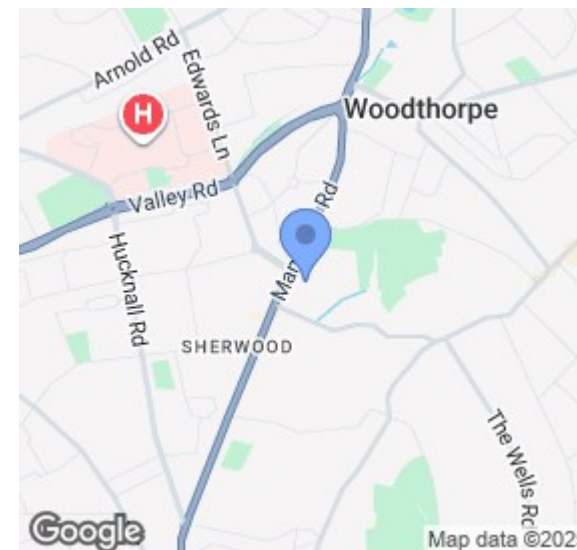




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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