



## Victoria Road, Sherwood, Nottinghamshire NG5 2NB

**Guide Price £150,000**

GUIDE PRICE: £150,000 - £170,000

### LOTS OF POTENTIAL

This detached house is situated in a highly sought after location. The property is current being used as office space but with be quite easily converted into a home for any first time buyer or family buyer alike.

There is just under 1,200 sq ft of living space.

To the ground floor there are two good sized reception rooms - currently being used as office space along with a kitchen area to the rear.

The first floor has two good bedrooms, again being used as more office space along with a WC and useful storage.

To the top floor there is another useful space again being currently used as office space.

The property really needs to be viewed internally to fully appreciate the potential of this building.

### NO UPWARD CHAIN



GROUND FLOOR

Entrance Hall

The entrance hall has a built in storage cupboard and provides access to the ground floor accommodation.

Office Space

13'5" x 9'10" (4.1 x 3.0)  
The office space has a glazed window.

Kitchen

7'10" x 6'10" (2.4 x 2.1)  
The kitchen has a glazed window, base units, a sink, drainer and taps, space for an under counter appliance and a built in storage cupboard.

WC  
The WC has a glazed window, a low level flush WC and a hand basin.

FIRST FLOOR

Landing  
The landing provides access to the first floor accommodation.

Office Space

13'5" x 10'2" (4.1 x 3.1)  
The office space has a glazed window and a built in storage cupboard.

Office Space

15'8" x 13'5" (4.8 x 4.1)  
The office space has a glazed window, built in storage cupboard and access to the WC.

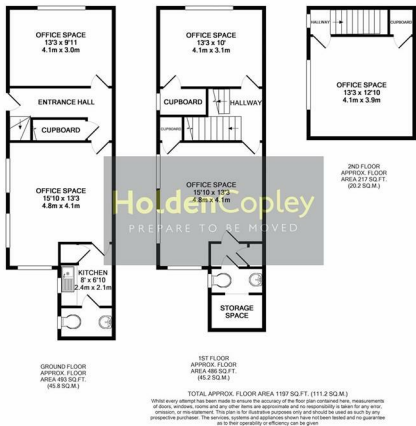
WC  
The WC has a glazed window, a low level flush WC, a hand basin and access to storage space.

SECOND FLOOR

Landing  
The landing has a glazed window and provides access to the second floor accommodation.

Office Space

13'5" x 12'9" (4.1 x 3.9)  
The office space has a glazed window and a built in storage cupboard.



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