



Mansfield Road, Sherwood, Nottinghamshire NG5 2JJ

GUIDE PRICE: £90,000 - £100,000

TOP FLOOR LIVING...

This top floor apartment would make a perfect first time buy with the property being located in a highly regarded area in Sherwood with brilliant access to various shops, restaurants, bars and excellent transport links.

Internally there is an entrance hall, a lounge, a modern kitchen as well as a good sized double bedroom serviced by a modern bathroom suite.

Outside there is ample off road parking.

The property is well presented throughout and must be viewed to be appreciated.

MUST BE VIEWED



ACCOMMODATION

Entrance Hall

The entrance hall has a radiator, wood effect flooring and provides access into the accommodation

Living Room

17'4" x 11'3" (5.30 x 3.43)

The living room has a UPVC double glazed window, a radiator, carpeted flooring and an aerial point

Kitchen

11'6" x 7'10" (3.52 x 2.39)

The kitchen has a range of base and wall units with a rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven with an electric hob and extractor fan, space for a tall fridge freezer, space and plumbing for a washing machine, part tiled walls and tiled flooring

Bathroom

8'6" x 5'11" (2.61 x 1.81)

The bathroom has a low level flush WC, a hand wash basin, a bath with an overhead shower and glass panel shower screen, a storage cupboard, part tiled walls, an extractor fan, a chrome heated towel rail and tiled flooring

Bedroom

22'6" x 7'10" (6.86 x 2.41)

The bedroom has a Velux window, wood effect flooring and a radiator

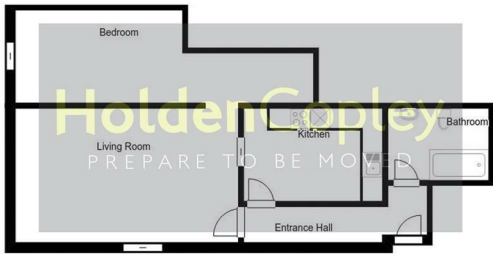
OUTSIDE

To the rear of the property is ample off road parking

DISCLAIMER

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		