

# Robert Ellis

*look no further...*



Winchester Street  
Sherwood, Nottingham NG5 4DR

A TRADITIONAL THREE-BEDROOM SEMI-  
DETACHED FAMILY PROPERTY.

**Asking Price £230,000 Freehold**

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### \*\*\* INVESTMENT OPPORTUNITY \*\*\*

Robert Ellis are delighted to bring to the market this three-bedroom traditional semi-detached property situated in the heart of Sherwood, Nottingham.

The property is found a stone's throw away from the thriving high street in Sherwood, with excellent transport links the area has to offer including local shops and restaurants. Being positioned for easy access into Nottingham City Centre and the surrounding areas and being on the doorstep of Nottingham City Hospital. To fully appreciate the size of the accommodation on offer, an early viewing comes highly recommended.

Constructed of brick to the external elevation all under a NEW roof the accommodation comprises of an inner hall, living room, dining room, and kitchen. On the first floor, there are three good size bedrooms and a family bathroom. With an enclosed garden to the rear.

The property requires some modernisation, however, this property offers excellent potential to add value for an incoming buyer looking for a property to let out or re-sell or make their own.

Offered to the market with the benefit of NO UPWARD CHAIN, contact the office to make your appointment to view today!



### Front of Property

Steps and pathway leading to entrance door. Stone wall to the front elevation. On street parking.

### Entrance Hallway

Wooden glazed entrance door to the front elevation with original stained glass leaded windows either side and above. Strip wooden flooring. Wall mounted double radiator. Ceiling light point. Picture rail. Built-in cabinet housing meters and electrical consumer unit. Carpeted staircase to First Floor Landing with under stairs storage cupboard. Original wooden doors leading into Living Room & Dining Room

### Living Room

15'02" x 11'07" approx (4.62m x 3.53m approx)

Original sash bay fronted window to the front elevation. Strip wooden flooring. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Picture rail. Feature fireplace incorporating a cast iron arch inset, wooden surround and mantle, tiled hearth and back panel.

### Dining Room

15' x 12' approx (4.57m x 3.66m approx)

Original sash windows to the rear elevation overlooking enclosed rear garden. Strip wooden flooring. Wall mounted double radiator. Ceiling light point. Feature fireplace incorporating a open grate fire, wooden surround and mantle, tiled hearth and back panel. Original wooden doors leading into Kitchen

### Kitchen

12'9" x 6'09" approx (3.89m x 2.06m approx)

Wooden door leading to enclosed rear garden. Windows to the side and rear elevation. Quarry tile flooring. Ceiling light point. Range of fitted base units incorporating laminate worksurfaces above. Ceramic sink and drainer unit with dual heat tap. 4 ring gas hob. Space and plumbing for a automatic washing machine. Space and point for freestanding fridge freezer. Wall mounted gas central heating combination boiler providing hot water and central heating throughout the property.

### First Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch. Original wooden doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

13'02" x 11'07" approx (4.01m x 3.53m approx)

Sash window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature cast iron fireplace incorporating a open grate fire

### Bedroom 2

12'05" x 10'08" approx (3.78m x 3.25m approx)

Sash window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature cast iron fireplace incorporating a open grate fire

### Bedroom 3

9'07" x 8'01" approx (2.92m x 2.46m approx)

Sash window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Shelving built-in to chimney recess

### Family Bathroom

6'08" x 6'03" approx (2.03m x 1.91m approx)

Sash window to the front elevation. Tiled flooring. Partially tiled walls. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a panel bath with electric Mira shower above, pedestal wash hand basin with hot and cold taps and a low level flush WC

### Rear of Property

Enclosed rear garden with steps leading to private tiered garden. Mature shrubs and trees planted to the borders.

### Council Tax

Local Authority Nottingham

Council Tax band B

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 13mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.