Robert Ellis

look no further...

The Cedars,
Sherwood, Nottingham
NG5 3FP

£115,000 Leasehold

0115 648 5485

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** GUIDE PRICE £120,000 - £130,000 **

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC TWO BEDROOM, TOP FLOOR MAISONETTE situated in THE CEDARS, SHERWOOD, NOTTINGHAM.

Positioned directly off the popular Mansfield Road is being sold to the market with no upward chain. The property is located just a stone's throw away from various local amenities, the City Hospital, and has easy access to Nottingham City Centre.

Upon entry, you are welcomed into the entrance porch which has stairs leading up to the hallway. Off the hallway, is the kitchen, lounge diner, FIRST DOUBLE bedroom, SECOND bedroom, family bathroom with a three piece suite. The property does benefit from a newly fitted, gas combination boiler, alongside a driveway to the front of the property.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE & LOCATION of this opportunity- Contact the office now to arrange your viewing before it is too late!

Entrance Porch
Ground floor entrance door. Staircase leading to Entrance Hallway

Entrance Hallway
13'0" x 4'2" approx (3.98 x 1.29 approx)
Carpeted flooring. Ceiling light point. Loft access hatch. Access into Lounge/ Diner, Kitchen, Bathroom, Bedroom 1 and 2, Airing Cupboard housing 1 year old Baxi Boiler (0.66 x 0.63 m approx) and second Storage Cupboard with railing (0.65 x 0.70 approx)

Lounge / Diner
16'7" x 13'10" approx (5.06 x 4.23 approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiators. Ceiling light points.

Kitchen
9'11" x 8'8" approx (3.03 x 2.66 approx)
UPVC double glazed window to the front elevation. Range of matching wall and base units with worksurfaces over. Stainless steel sink and drainer unit with hot and cold tap. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Space and point for freestanding fridge freezer. Space and point for freestanding gas cooker. Partially tiled walls. Vinyl flooring. Ceiling light point.

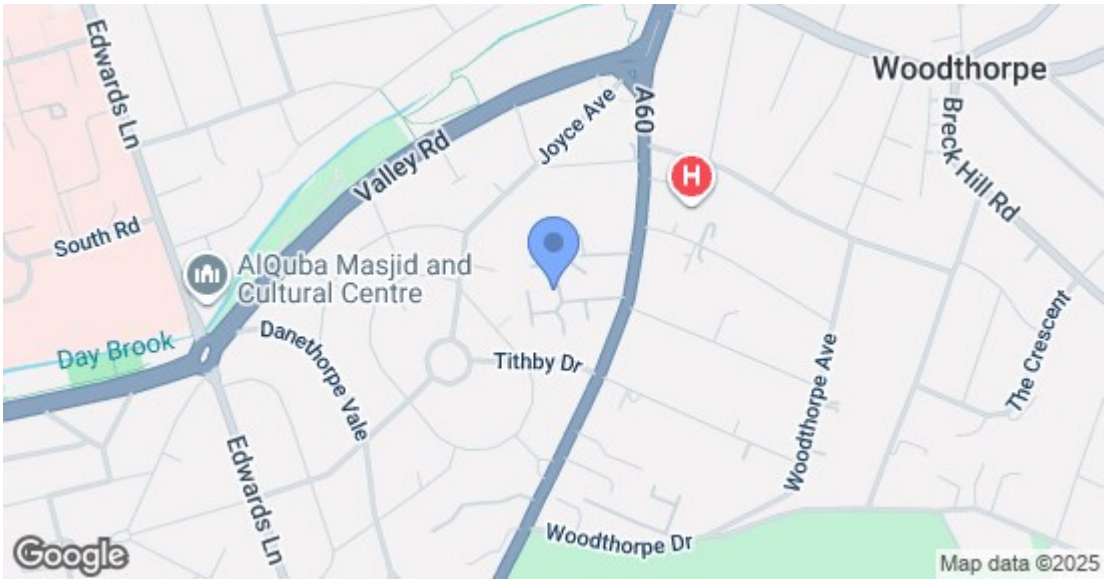
Bedroom 1
13'10" 11'3" approx (4.24 3.44 approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Fitted wardrobes and dressing area.

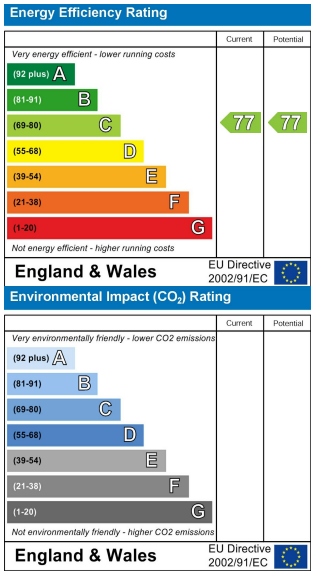
Bedroom 2
9'5" x 7'11" approx (2.88 x 2.43 approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

Bathroom
6'6" x 6'4" approx (1.99 x 1.95 approx)
UPVC double glazed window. 3 piece suite comprising of a bath with hot and cold tap with shower unit above, pedestal wash hand basin with hot and cold tap and low level flush W/C. Vinyl flooring. Ceiling light point. Tiled walls. Wall mounted radiator.

Front of Property
Driveway with space for 1 car. Path leading to front access door. Hedges and shrubbery.

Council Tax
Local Authority: Nottingham
Council Tax band: B





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.

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