



Perry Road
Sherwood, Nottingham NG5 1GN

Guide Price £265,000 Freehold

AN EXTENDED THREE BEDROOM SEMI
DETACHED FAMILY HOME SITUATED IN
SHERWOOD, NOTTINGHAM



Robert Ellis Estate Agents are delighted to offer to the market this fantastic EXTENDED three-bedroom, semi-detached family home situated in the heart of Sherwood, Nottingham.

The property is located within walking distance of Sainsburys supermarket, excellent transport links and the City Hospital. A short drive away you will find Sherwood's high street which offers a mixture of restaurants, bars and retail shops. There are transport links on Perry Road and Valley Road allowing access to Nottingham City centre and surrounding areas.

In brief the property comprises of; two reception rooms, downstairs WC, kitchen, three bedrooms family bathroom and a separate WC. This home also benefits from a beautiful rear garden with a range of plants including climbing rose, camellia tree, shrubbery and hedging. There is also shared driveway and ample on road parking.

An early viewing on this property is highly recommended to appreciate the accommodation on offer!



Front of Property

Gated shared driveway for off the road parking. Low maintenance front garden with patio area. Brick wall surrounding. Gated access to rear of property. Ample on road parking.

Entrance Porch

6'0" x 1'10" approx (1.85 x 0.58 approx)

UPVC double glazed entrance door to the front elevation and UPVC double glazed windows either side. Original tiled flooring. Internal door leading into Entrance Hallway

Entrance Hallway

7'3" x 12'8" approx (2.23 x 3.88 approx)

Single glazed entrance door to the front elevation with feature glass windows either side. Original tiled flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase to First Floor Landing. Internal doors leading into Dining Room, Living Room, Kitchen and Ground Floor WC.

Dining Room

11'10" x 10'7" approx (3.61 x 3.25 approx)

Single glazed bay window to the front elevation. Laminate flooring. Wall mounted radiators. Ceiling light point. Picture rail.

Living Room

17'2" x 10'6" approx (5.25 x 3.22 approx)

UPVC double glazed sliding doors leading out to the enclosed rear garden. UPVC double glazed window to the side elevation. Laminate flooring. Wall mounted radiators. Ceiling light point. Wall light points. Picture rail. Coving to the ceiling. Feature gas fireplace with tiled hearth and wooden surround

Kitchen

6'11" x 11'8" approx (2.13 x 3.57 approx)

UPVC double glazed door leading out to the enclosed rear garden. UPVC double glazed windows to the side elevations. Tiled flooring. Tiled splashbacks. Ceiling light point. Wall mounted radiator. Coving to the ceiling. Range of wall and base units with worksurfaces over. Double sink with swan neck dual heat tap above. Integrated electric oven with 4 ring induction hob and extractor unit above. Space and plumbing for automatic washing machine. Space and point for American style fridge freezer

Ground Floor WC

2'0" x 4'1" approx (0.63 x 1.26 approx)

UPVC double glazed window to the side elevation. Tiled flooring. Wall mounted radiator. Wall light point. Wall mounted sink with dual heat tap. Low level flush WC.

First Floor Landing

6'11" x 8'11" approx (2.13 x 2.72 approx)

Single glazed window to the side elevation. Laminate flooring. Ceiling light point. Storage cupboards. Internal doors leading into Bedroom 1, 2, 3, Bathroom and First Floor Toilet

Bedroom 1

11'9" x 10'8" approx (3.59 x 3.26 approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Feature fireplace

Bedroom 2

11'9" x 10'7" approx (3.59 x 3.24 approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Feature fireplace

Bedroom 3

6'11" x 8'5" approx (2.13 x 2.58 approx)

UPVC double glazed windows to the front and side elevations. Laminate flooring. Wall mounted radiator. Ceiling light point.

Bathroom

6'11" x 5'7" approx (2.13 x 1.72 approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Tiled splash backs. Wall mounted towel radiator. Ceiling light point. Bath with hot and cold tap and electric hand held shower. Vanity wash hand basin with dual heat tap and storage cupboards below.

First Floor Toilet

2'5" x 4'1" approx (0.74 x 1.25 approx)

Single glazed window to the side elevation. Laminate flooring. Tiled splash backs. Wall mounted radiator. Ceiling light point. Low level flush WC

Rear of Property

Enclosed rear garden with patio area and steps leading down to a large laid to lawn area with a further patio area to rear. Climbing rose, Camellia tree and shrubbery. Fencing and hedging surrounding.

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 15mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

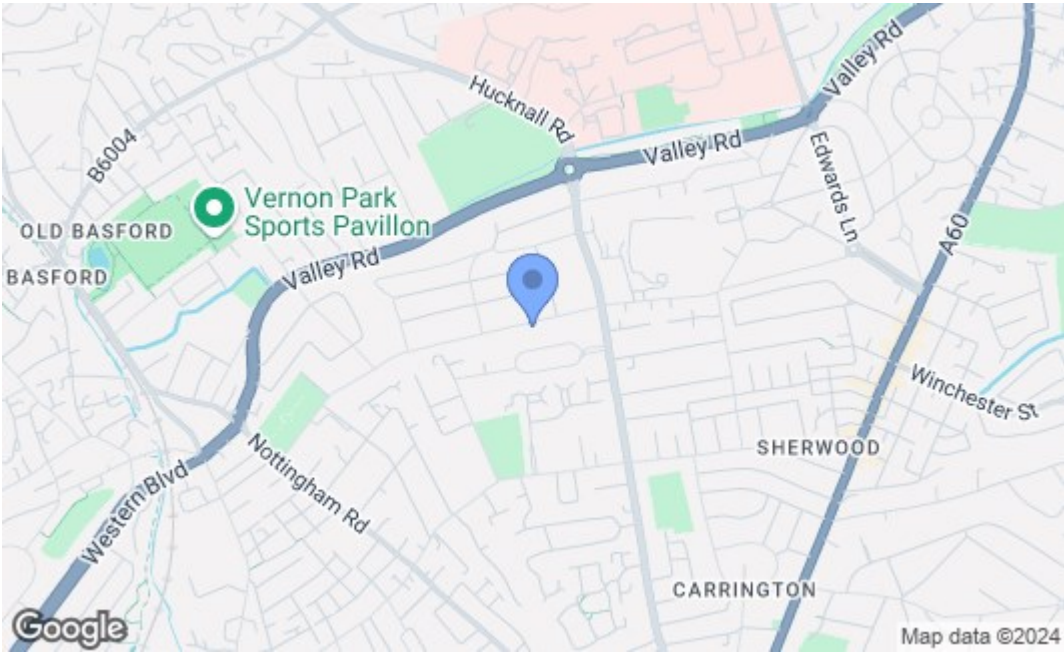
Non-Standard Construction – No

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		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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		

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.