



Glamis Road,  
Sherwood, Nottingham  
NG5 1EF

**£210,000**

0115 648 5485



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\*\* OFFERS OVER £210,000 \*\*

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC TWO BEDROOM, SEMI DETACHED family home SITUATED IN SHERWOOD, NOTTINGHAM.

The property is situated off Haydn Road. It is ideally located within distance of Tesco Express, alongside Sherwood's high street which offers a mixture of restaurants, bars and retail shops. There are transport links on Hucknall Road, allowing access to Nottingham City centre and surrounding areas. The home is also near Aldi and Sainsburys, alongside having good access to the Free Medilink bus for those working at City or QMC Hospitals.

Upon entry, you are welcomed by the entrance hall which leads through to the modern kitchen with fitted units and dining space. Off the kitchen is the downstairs WC and lounge with French doors opening to the enclosed rear garden. The garden offers a patio area with laid to lawn, ideal for any young professionals or families.

Stairs lead to landing, first double bedroom, second double bedroom with built in storage cupboard and family bathroom featuring a three piece suite.

The front of the home offers ample parking for at least two cars with the block paved driveway.

THIS IS THE IDEAL HOME FOR ANY FIRST TIME BUYER OR INVESTOR LOOKING TO EXTEND THEIR PORTFOLIO- Contact the office on 0115 648 5485 before it is too late!



## Hallway

6'4" x 4'8" approx (1.94m x 1.44m approx)

Carpeted flooring, stairs to the first floor, wall mounted radiator, composite front entrance door and doors to:

## Understairs Storage Cupboard

3'4" x 2'7" approx (1.02m x 0.8m approx)

## Ground Floor w.c.

3'1" x 6'2" approx (0.95m x 1.9m approx)

Vinyl flooring, wall mounted radiator, wall mounted sink with hot and cold tap, low flush w.c.

## Lounge

13'5" x 10'9" approx (4.11m x 3.29m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed windows and rear door.

## Kitchen Diner

18'11" x 9'11" approx (5.78m x 3.04m approx)

Vinyl flooring, UPVC double glazed window, fitted wall and base units, oven with four ring gas hob above and extractor fan, stainless steel sink with dual heat tap, space for a washing machine and dishwasher, integrated fridge freezer.

## Outside

To the rear there is an enclosed garden with a small patio area, laid to lawn, fenced boundaries.

## Bedroom One

14'8" x 13'1" (4.49 x 4.00)

UPVC double glazed window, wall mounted radiator and carpeted flooring.

## Bedroom Two

14'8" x 10'8" (4.49 x 3.26)

UPVC double glazed windows, wall mounted radiator and carpeted flooring.

## Bathroom

4'11" x 8'2" (1.52 x 2.50)

UPVC double glazed opaque window, vinyl flooring, WC, sink with dual heat tap, bath with dual heat tap and hand held shower unit above with shower screen.

## Council Tax Bill

Band B, Nottingham City



GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, contained there are measurements of rooms and other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Measure 2022



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 | 96                      |           |
| (81-91) B                                   | 84                      |           |
| (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 <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.