



**Buttermere Court**  
**Sherwood, Nottingham NG5 2JH**

**Guide Price £210,000 Freehold**

THREE BEDROOM TERRACED PROPERTY  
OFFERED CHAIN FREE.



Externally, the property offers excellent parking facilities, with off-street parking positioned in front of the integral garage, together with an additional parking space located on land to the side of the property. To the rear is an enclosed private garden with a paved patio, lawn and established planting, providing an attractive outdoor space for relaxing and entertaining.

Robert Ellis Estate Agents are pleased to bring to the market this well-presented three bedroom terraced home, situated within a quiet cul-de-sac in the popular Sherwood area of Nottingham. Offering spacious and versatile accommodation arranged over two floors, the property is ideally suited to first-time buyers, families or investors and is offered to the market with no upward chain.

The accommodation begins with an entrance porch which leads into the impressive lounge diner. This generous reception room extends from the front to the rear of the property, with windows to both elevations allowing plenty of natural light into the space. A feature fireplace provides an attractive focal point, while stairs rise to the first floor and a door leads through to the kitchen.

Positioned to the rear is the fitted kitchen, offering a range of wall and base units with work surfaces over, together with integrated appliances and space and plumbing for a washing machine. A window overlooks the rear garden, with a door providing convenient access outside.

To the first floor are three well-proportioned bedrooms and the family bathroom. The principal bedroom is positioned to the front, while the two further bedrooms feature Velux windows, with bedroom two also benefiting from useful storage. The family bathroom completes the accommodation and includes a bath with shower over.

Situated in the popular Sherwood area, the property is conveniently positioned for access to a range of local amenities and excellent transport links. With generous living accommodation, three bedrooms, excellent parking, an integral garage and a private rear garden, this chain-free property represents a fantastic opportunity and an internal viewing is highly recommended.



### Entrance Porch

Composite double glazed entrance door to the front elevation, carpeted flooring, wall mounted radiator, door leading through to the lounge.

### Lounge Diner

21'3" x 18'8" approx (6.5 x 5.7 approx )

UPVC double glazed windows to the front and rear elevations, carpeted flooring, wall mounted radiators, fireplace, staircase leading to the first floor landing, door leading through to the kitchen.

### Kitchen

8'6" x 8'6" approx (2.6 x 2.6 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with four ring gas hob over and extractor hood above, space and plumbing for a washing machine, integrated fridge freezer, linoleum flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, UPVC double glazed door leading out to the rear garden.

### First Floor Landing

Carpeted flooring, access to the loft, storage cupboard, doors leading off to:

### Bedroom One

12'5" x 9'6" approx (3.8 x 2.9 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Bedroom Two

9'6" x 8'2" approx (2.9 x 2.5 approx )

Velux window, carpeted flooring, storage cupboard, wall mounted radiator.

### Bedroom Three

7'10" x 8'6" approx (2.4 x 2.6 approx)

Velux window, carpeted flooring, wall mounted radiator.

### Bathroom

5'6" x 8'6" approx (1.7 x 2.6 approx)

Velux window, panelled bath with shower over, wash hand basin with storage below, WC, tiled flooring, tiled splashbacks, wall mounted radiator.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, access to the garage, pathway leading to the front entrance door.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, lawned area, a range of mature plants and shrubbery planted to the borders, fencing to the boundaries, outdoor water tap.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 14mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

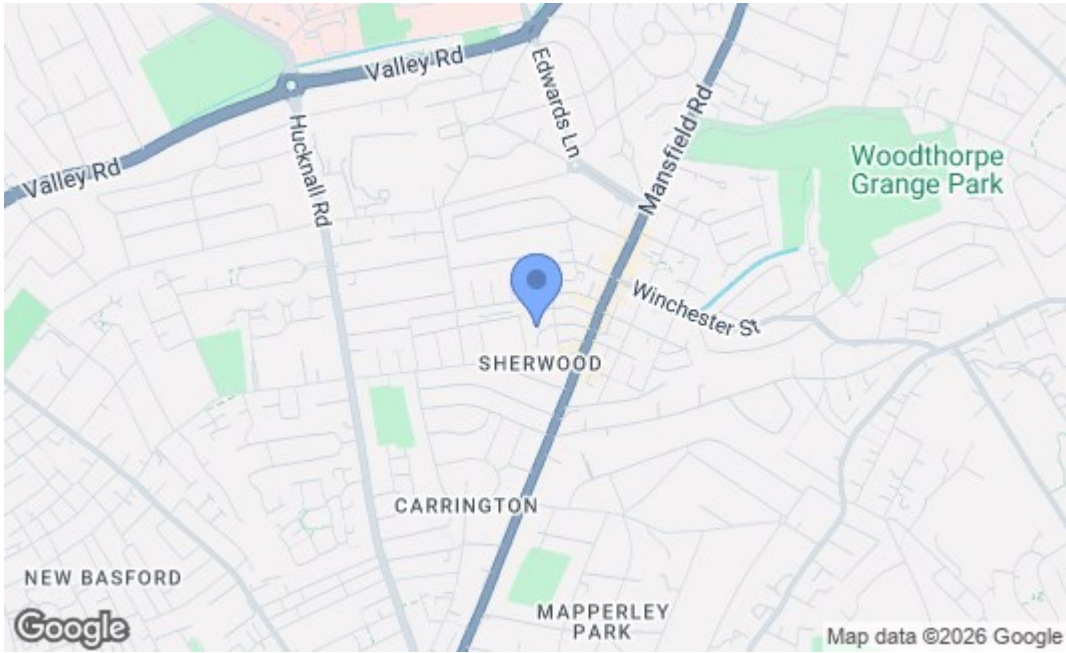
Non-Standard Construction: No

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                                                     |         | 83        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 69      |           |
| (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.