

# Robert Ellis

*look no further...*



Cavendish Vale,  
Sherwood, Nottingham  
NG5 4DS

**£225,000 Freehold**

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\*\*\* INVESTMENT OPPORTUNITY - CASH BUYERS ONLY \*\*\*

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 tiled roof the accommodation comprises of an entrance storm porch, inner hall, living room, dining room and kitchen with access to the integral garage. To the first floor there are three good size bedrooms and re-fitted wet/shower room. Outside there is a driveway to the front providing off the road hard standing and enclosed garden to the rear.

The property requires modernisation throughout, however, this property offers excellent potential to add value for an incoming cash buyer looking for a property to let out or re-sell. Offered to the market with no upward chain, contact the office to make your appointment to view today.





### Porch

Storm porch to the front, UPVC double glazed French doors with fixed double glazed panels either side, ceiling light point, wood panelling to the walls with internal glazed door to:

### Entrance Hallway

Understairs storage cabinet, radiator, ceiling light point, stairs to the first floor, internal doors to:

### Living Room

13'7" x 12'11" approx (4.14m x 3.94m approx)

UPVC double glazed sectional bay window to the front, radiator, coving to the ceiling, ceiling light point, feature fireplace incorporating four bar gas fire, tiled hearth and surround with internal French doors to:

### Dining Room

13'11" x 12' approx (4.24m x 3.66m approx)

UPVC double glazed French doors to the enclosed rear garden, radiator, ceiling light point, feature fireplace incorporating Adam style surround, marble hearth and back panel and four bar gas fire.

### Kitchen

10'10" x 10'1" approx (3.30m x 3.07m approx)

UPVC double glazed window to the rear, stainless steel sink with hot and cold mixer tap, space and point for free standing fridge and freezer, point for free standing gas cooker, ceiling light point, wall mounted gas central heating boiler, tiled splashbacks, glazed door to integral garage.

### First Floor Landing

UPVC double glazed window to the side, airing/storage cupboard housing the hot water cylinder, ceiling light point, panelled doors to:

### Bedroom 1

13'3" x 11'5" approx (4.04m x 3.48m approx)

UPVC double glazed window to the front, radiator, built-in wardrobes to either side of the chimney breast, original features such as decorative fireplace.

### Bedroom 2

13'10" x 11'10" approx (4.22m x 3.61m approx)

UPVC double glazed window to the rear, radiator, ceiling light point, built-in wardrobes providing ample additional storage, original features incorporating concealed decorative fireplace.

### Bedroom 3

10'9" x 10'1" approx (3.28m x 3.07m approx)

UPVC double glazed window to the rear, radiator, ceiling light point, built-in wardrobes either side of chimney recess.

### Shower Room

8'11" x 6'6" approx (2.72m x 1.98m approx)

UPVC double glazed window to the front, radiator, pedestal wash hand basin, low flush w.c., Mira electric shower, tiled splashbacks with wet room flooring.

### Integral Garage

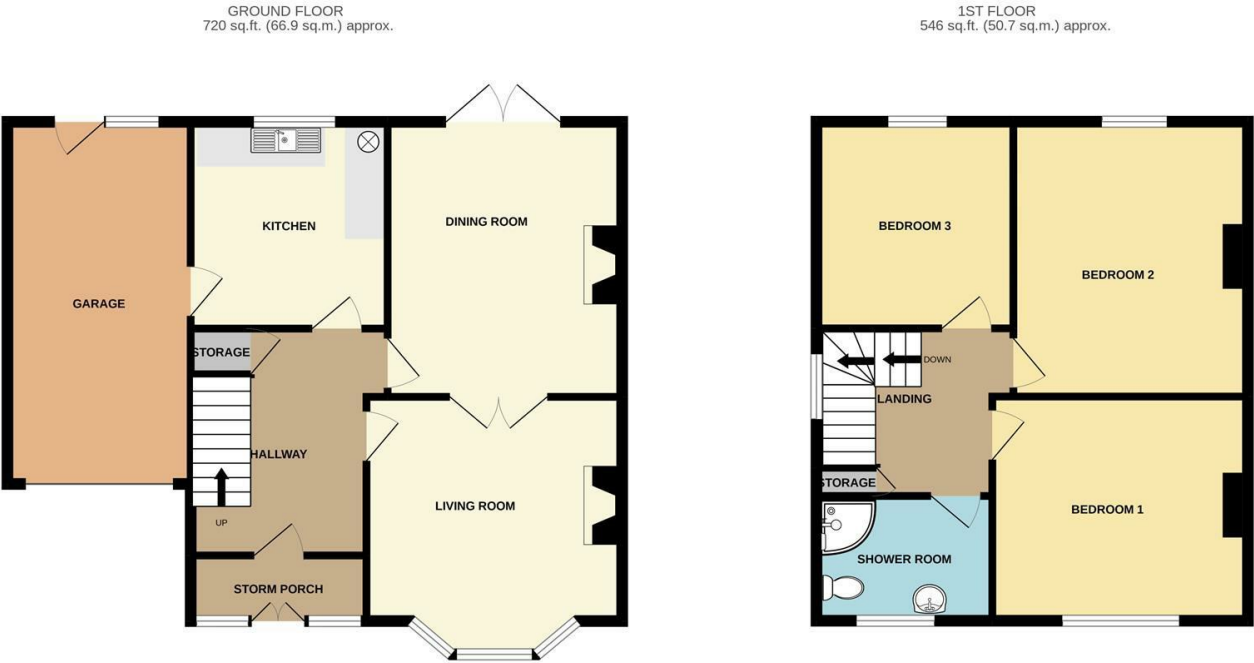
18'4" x 9'6" approx (5.59m x 2.90m approx)

Up and over door to the front, ceiling light point, glazed door and window to the rear garden, wall mounted gas meter point, light and power. Space and plumbing for automatic washing machine.

### Outside

To the front of the property there is a stone wall with gated access to the front entrance door, gated driveway providing off the road car standing leading to the integral garage. To the rear there is an enclosed garden being laid mainly to lawn, paved patio area, raised rockeries and shrubs planted to the borders.





TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(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		

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