



Hall Street
Sherwood, Nottingham NG5 4AS

Asking Price £217,000 Freehold

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Situated on a sought-after street in the heart of Sherwood, this attractive two-bedroom Victorian mid-terrace offers spacious, well-laid-out accommodation with a large garden and excellent access to local shops, cafes, schools and transport links into Nottingham city centre. Set back from the road in an elevated position, the property enjoys a pleasant frontage and is just a short walk from Sherwood's thriving high street.

Stepping inside, the front reception room serves as a welcoming living space, featuring tasteful décor, recently laid herringbone-style flooring, a chimney breast, and a large window to the front. The room flows through to the open-plan dining and kitchen area, offering a sociable layout that's ideal for everyday living and entertaining.

The kitchen is fitted with a range of wall and base units and includes an integrated electric oven, electric hob, and fridge/freezer. A wide opening leads into the conservatory-style extension at the rear, currently used as an informal dining or seating area, with direct access to the garden.

The rear garden is a standout feature — extended and thoughtfully landscaped, it offers both lawn and patio areas, with mature planting and a sunny aspect that makes it ideal for summer relaxation or outdoor dining.

Upstairs, there are two well-proportioned double bedrooms, both with fresh décor and newly fitted carpets. The main bedroom also includes fitted storage. Off the landing, the spacious four-piece family bathroom includes a bath, separate shower cubicle, wash basin and WC, all presented in clean and functional condition.

The loft space is accessible via a hatch and ladder and, while not converted, offers scope for future development subject to the necessary consents.

Offered to the market with no upward chain, this characterful home presents an exciting opportunity in one of NG5's most popular and well-connected locations. Early viewing is highly recommended.



Lounge

11'9" x 12'1" approx (3.6 x 3.7 approx)

UPVC entrance door to the front elevation leading into the lounge comprising laminate floor covering, wall mounted radiator, UPVC double glazed window to the front elevation, opening leading through to the kitchen diner.

Open Plan Kitchen Diner

Dining Area

9'2" x 12'9" approx (2.8 x 3.9 approx)

Laminate floor covering, ample space for dining table, carpeted staircase leading to the first floor landing, wall mounted radiator.

Kitchen Area

8'2" x 12'1" approx (2.5 x 3.7 approx)

Tiled flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, tiled splashbacks, space and plumbing for a washing machine, space and point for a fridge freezer, integrated oven with induction hob over and extractor hood above, two UPVC double glazed windows to the rear elevation, UPVC double glazed door leading through to the conservatory.

Conservatory

7'2" x 12'1" approx (2.2 x 3.7 approx)

Two UPVC double glazed windows to the rear elevation, UPVC double glazed French doors leading out to the rear garden, laminate floor covering, power.

First Floor Landing

Carpeted flooring, wall mounted radiator, loft access hatch, doors leading off to:

Bedroom One

12'1" x 11'9" approx (3.7 x 3.6 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in wardrobes.

Bedroom Two

13'9" x 6'10" approx (4.2 x 2.1 approx)

Velux style roof light, wall mounted radiator, carpeted flooring.

Bathroom

5'6" x 12'1" approx (1.7 x 3.7 approx)

UPVC double glazed window to the rear elevation, new laminate floor covering, panelled bath with separate hot and cold taps, WC, handwash basin with separate hot and cold taps, wall mounted radiator, shower cubicle, airing cupboard housing the gas combination boiler.

Outside

Front of Property

To the front of the property there is a gated gravelled front garden with a pathway leading to the front entrance door, walled and hedged boundaries.

Rear of Property

To the rear of the property there is an enclosed rear garden with decked area and steps leading to the lawned area housing two wooden sheds to the rear, hedging and fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 12mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

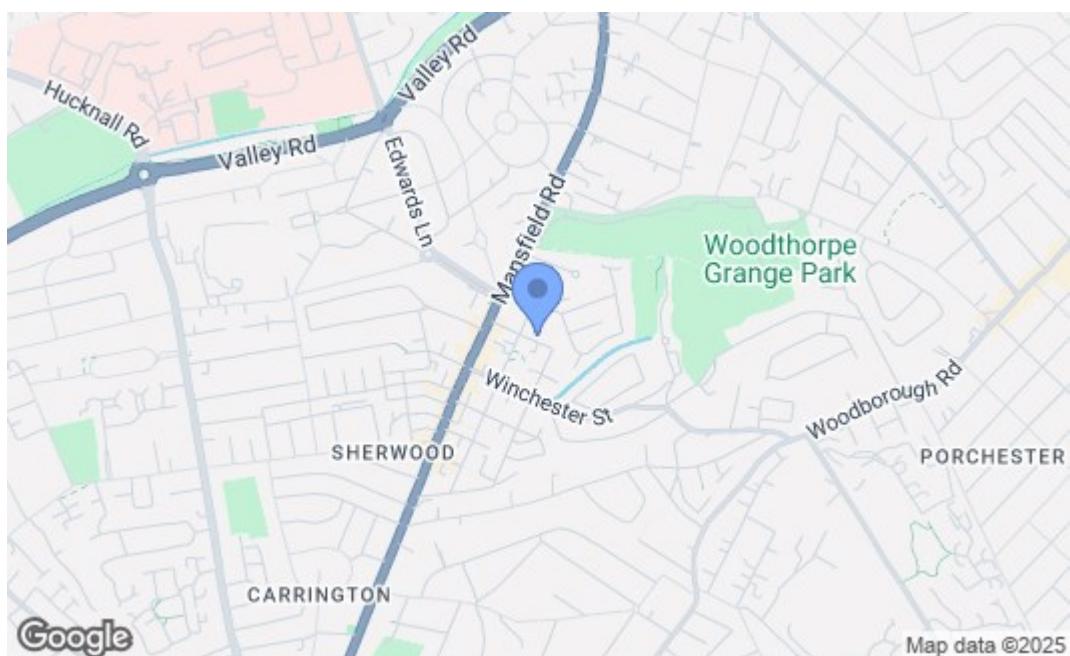
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	92
(81-91)	B	
(69-80)	C	76
(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 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.