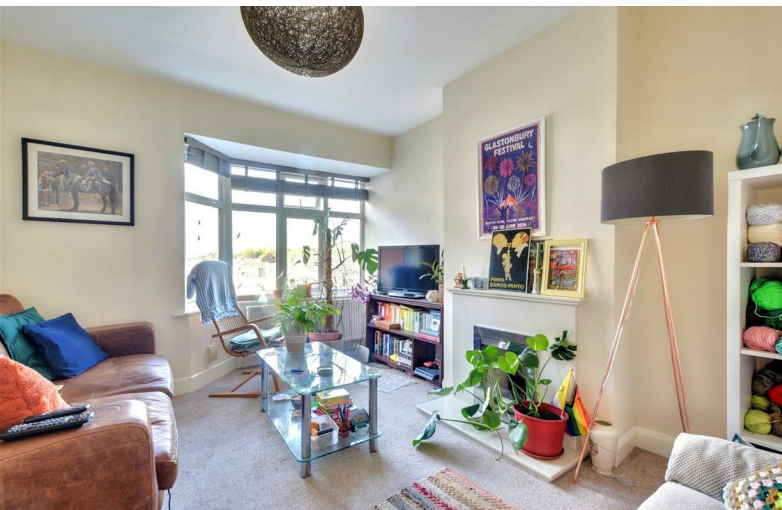




Hood Street,
Sherwood, Nottingham
NG5 4DH

£160,000 Freehold



AUCTION THURSDAY 29TH JANUARY 2026

Situated on a quiet residential street in the heart of Sherwood, this charming and spacious three-bedroom semi-detached property offers a rare opportunity to acquire a well-maintained home in one of Nottingham's most desirable suburbs. Ideally positioned just off Mansfield Road (A60), the property is within easy reach of Sherwood's vibrant high street, which offers an excellent selection of cafés, independent shops, supermarkets, and amenities. Excellent transport links provide quick and convenient access into Nottingham city centre and surrounding areas, while nearby schools, parks, and hospitals make this a highly practical and appealing location for families, professionals, and investors alike.

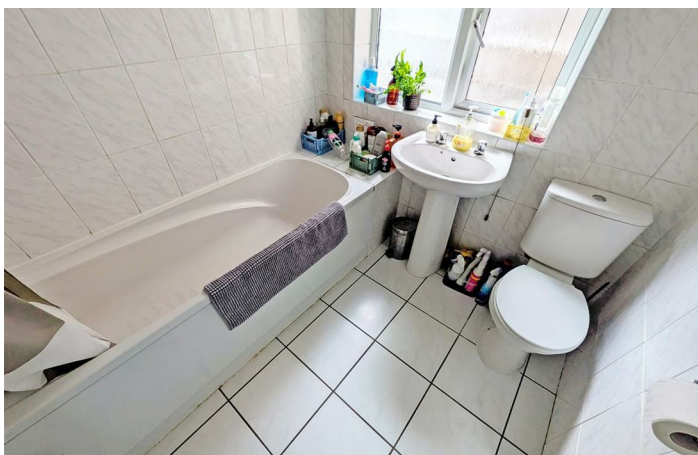
Set behind a raised, securable front garden with the potential for further landscaping, the property welcomes you through a bright and spacious entrance hall that immediately sets the tone for the home's warmth and character. To the front of the house, the bay-fronted lounge features a striking chimney breast and tasteful period detailing, creating a cosy yet elegant living space filled with natural light.

To the rear of the property, the generous open-plan kitchen and dining area offers a practical and sociable heart to the home. With garden views, fitted white goods, and ample cupboard and counter space, the kitchen is both functional and inviting. A convenient downstairs WC is located adjacent to the dining area, and additional storage can be found beneath the stairs, where the boiler and utility meters are also housed. A side door leads out to the private rear garden, which offers a pleasant mix of patio and lawn — ideal for outdoor dining, entertaining, or simply enjoying the outdoors in a peaceful setting.

Upstairs, the home continues to impress with two well-proportioned double bedrooms, both offering excellent natural light and space for freestanding or built-in furniture. A third single bedroom presents a versatile option — perfect for a child's room, home office, or guest space. The accommodation is completed by a smart and well-maintained three-piece family bathroom with neutral décor and a clean, functional finish.

The property has been previously tenanted and is offered to the market in a clean and presentable condition throughout. With vacant possession and no upward chain, it represents an excellent opportunity for buyers looking to move quickly, as well as those seeking a solid investment in a consistently popular area.

This is a fantastic chance to secure a characterful home in a prime Sherwood location, close to everything you could need — from green spaces and schools to shops and city connections. Early viewing is highly recommended.



Entrance Hallway

6'6" x 12'9" approx (2.0 x 3.9 approx)

UPVC door to the front elevation leading into the entrance hallway comprising carpeted flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, meter cupboard, doors leading off to:

Lounge

13'1" x 15'8" approx (4. x 4.8 approx)

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

Kitchen

13'1" x 9'6" approx (4.0 x 2.9 approx)

A range of matching wall and base units with worksurfaces over incorporating laminate worksurfaces over, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap over, tiled splashbacks, integrated oven with gas hob over and extractor hood above, space and plumbing for a washing machine, space and point for a freestanding fridge freezer, ample space for a dining table, tiled flooring, door leading through to the rear hallway.

Rear Hallway

Tiled flooring, storage cupboard, door leading through to the downstairs WC, UPVC double glazed door leading to the rear garden.

Downstairs WC

2'11" x 6'6" approx (0.9 x 2.0 approx)

Tiled flooring, wall mounted radiator, WC, handwash basin, tiled splashbacks, UPVC double glazed window to the rear elevation.

First Floor Landing

UPVC double glazed window to the side elevation, carpeted flooring, access to the loft, doors leading off to:

Bedroom One

11'1" x 12'5" approx (3.4 x 3.8 approx)

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

Bedroom Two

9'6" x 11'1" approx (2.9 x 3.4 approx)

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

Bedroom Three

8'10" x 6'6" approx (2.7 x 2.0 approx)

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

Bathroom

6'6" x 6'2" approx (2.0 x 1.9 approx)

UPVC double glazed window to the side elevation, tiled flooring, tiling to the walls, panelled bath with electric shower over, wall mounted radiator, WC, wash hand basin with separate hot and cold taps.

Outside

Front of Property

To the front of the property there is a steps leading to the front entrance door, front garden with walled boundaries, side gated access to the rear.

Rear of Property

To the rear of the property there is an enclosed rear garden with steps leading to a lawned garden, fencing to the boundaries, outdoor water tap, side gated access to the front of the property.

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 15mbps 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

Auction Details

he sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)

- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

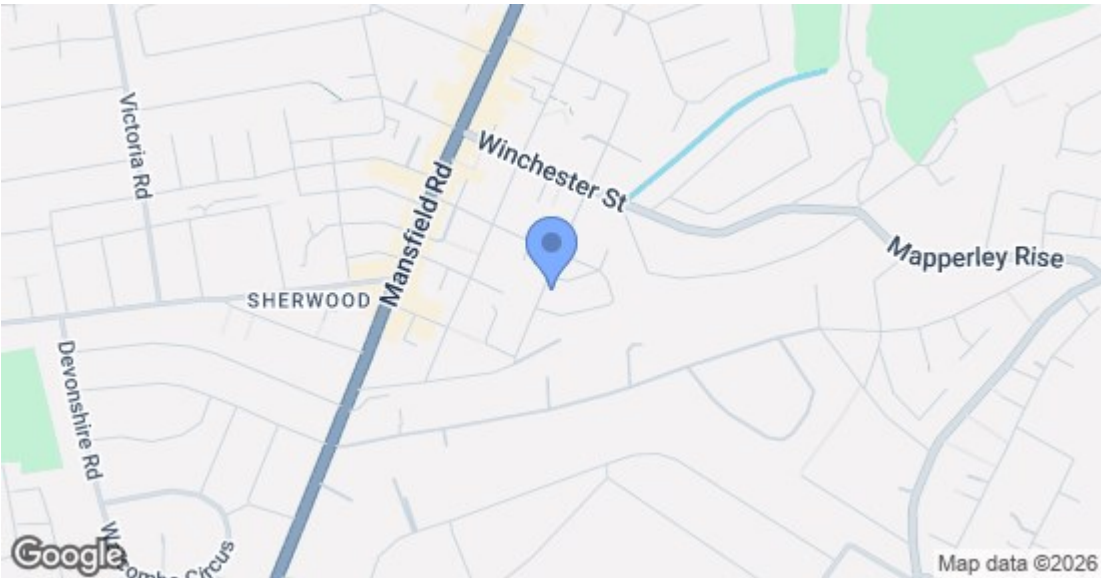
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(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.