Robert Ellis

look no further. . .

Tettenbury Road
Sherwood, Nottingham NG5 1LA

A WELL PRESENTED TWO BEDROOM, SEMI - DETACHED HOME SITUATED IN SHERWOOD, NOTTINGHAM.

Guide Price £165,000 Freehold

ROBERT ELLIS ESTATE AGENTS are delighted to present this well-maintained TWO BEDROOM SEMI-DETACHED HOME, ideally positioned in a popular residential location just a short distance from Sherwood's vibrant High Street and Nottingham City Hospital.

The property offers well-planned accommodation across two floors and is ideally suited to first-time buyers, professional couples, or downsizers alike.

Upon entry, you are welcomed into a light and airy entrance hallway leading into a spacious bay-fronted lounge, perfect for relaxing or entertaining. The property boasts a refitted kitchen with a range of wall and base units, integrated oven and hob, and space for additional appliances.

On the first floor are two generously sized bedrooms and a well-appointed bathroom, with a separate W/C.

Externally, the property benefits from a large rear garden with lawn and mature borders, providing excellent outdoor space for families or those who enjoy gardening. A driveway to the front offers ample off-street parking and leads to a DETACHED GARAGE, ideal for storage or further parking.

The property is offered to the market with NO UPWARD CHAIN, ensuring a swift and hassle-free purchase.

With double glazing, gas central heating, and situated close to local schools, public transport links, and key commuter routes, early viewing is highly recommended.

Contact Robert Ellis today to arrange your viewing!

Entrance Hallway
5'10 x 5'04 approx (1.78m x 1.63m approx)
UPVC double glazed entrance door to the side elevation, staircase leading to the first floor landing, wall mounted radiator, ceiling light point, panelled doors leading off to:

Lounge Diner
13'08 x 11'11 approx (4.17m x 3.63m approx)
UPVC double glazed bay fronted window to the front elevation with additional UPVC double glazed window, wall mounted radiator, ceiling light point, coving to the ceiling, built-in shelving providing further storage with meter cabinets below housing the electrical consumer unit.

Fitted Kitchen
16'7 x 8'09 approx (5.05m x 2.67m approx)
Two UPVC double glazed windows to the rear elevation, a range of matching wall and base units incorporating laminate worksurfaces above, integrated oven with four ring stainless steel hob over and extractor hood above, 1 1/2 bowl stainless steel sink with mixer tap over, space and plumbing for automatic washing machine, space and point for freestanding dishwasher, laminate floor covering, tiled splashbacks, ceiling light point, wall mounted radiator, wall mounted Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property, ample dining space, panelled door leading to the rear lobby.

Rear Lobby
2'10 x 3'01 approx (0.86m x 0.94m approx)
UPVC double glazed door to the rear elevation with UPVC double glazed windows either side.

First Floor Landing
14'9 x 5'10 approx (4.50m x 1.78m approx)
UPVC double glazed window to the front elevation, ceiling light point, loft access hatch, built-in storage cupboard over the stairs providing useful additional storage space, panelled doors leading off to:

Bedroom One
10'7 x 12' approx (3.23m x 3.66m approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

Bedroom Two
9'05 x 9'06 approx (2.87m x 2.90m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored door.

Shower Room
5'2 x 5'10 approx (1.57m x 1.78m approx)
UPVC double glazed window to the rear elevation, walk-in shower enclosure featuring electric shower above, semi-recessed wash hand basin with storage cupboard below, tiled splashbacks, part panelling to the walls, storage cupboard with sliding mirrored doors with shelving for additional storage space.

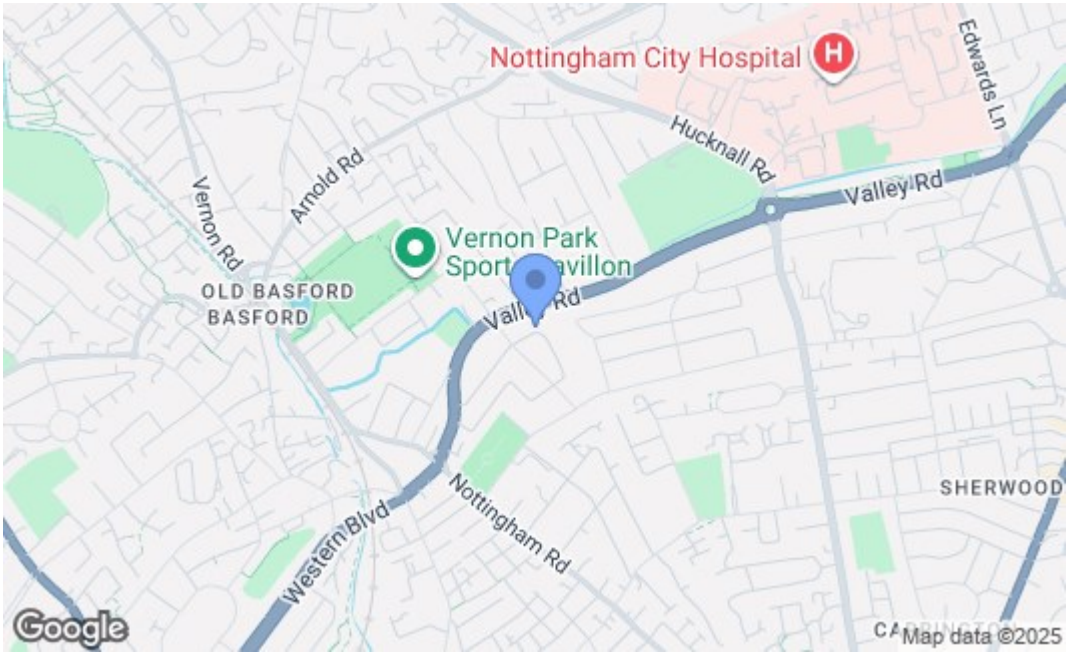
Separate WC
2'10 x 5'10 approx (0.86m x 1.78m approx)
UPVC double glazed window to the side elevation, low level flush WC, corner vanity wash hand basin, tiled splashbacks, ceiling light point.

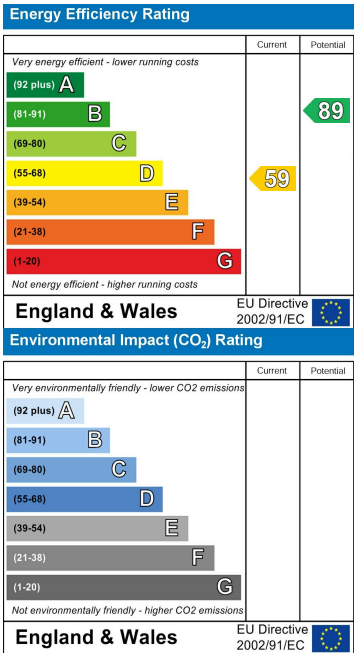
Outside
The property sits on a good sized plot with a tiered garden to the front elevation and stone wall, driveway providing off the road vehicle hardstanding leading to the concrete sectional garage.

To the rear of the property there is an enclosed rear garden with a large paved patio area, low maintenance gravelled garden, hedging and fencing to the boundaries, and additional section to the rear.

Garage
Recently updated roof.

Agents Notes: Additional Information
Council Tax Band:
Local Authority: Gedling Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
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





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.

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