



Hood Street,
Sherwood, Nottingham
NG5 4DL

£200,000 Freehold



**** IDEAL FAMILY HOME or FIRST TIME BUYER PROPERTY****

Robert Ellis Estate Agents are delighted to bring to the market this fantastic THREE bedroom, semi detached family home situated in the heart of Sherwood, Nottingham.

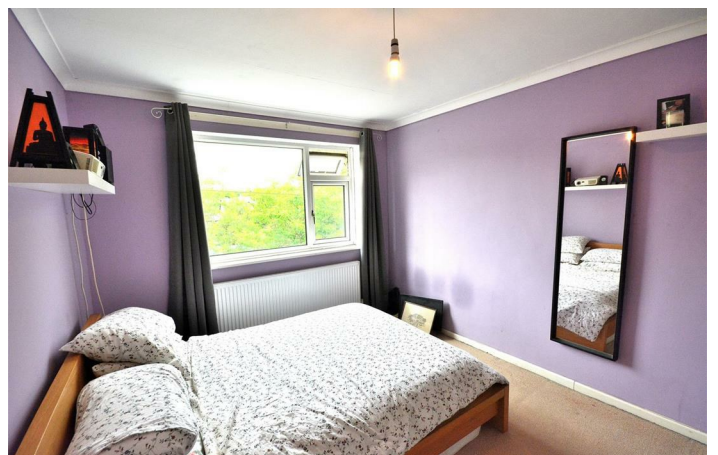
The property is situated off Mansfield Road. It is ideally located within walking distance of Sherwood's high street which offers a mixture of restaurants, bars and retail shops. There are transport links on Hucknall Road, allowing access to Nottingham City centre and surrounding areas.

Upon entry, you are greeted into the hallway with stairs to the first floor landing and doors leading off to the fitted dining kitchen and separate large Living room with views over the rear garden.

Stairs leading up to landing, first double bedroom, second double bedroom, bedroom and family bathroom.

To the rear of the property is an enclosed garden with laid to lawn, flowers beds and shrubbery. To the front of the home you also have a front garden with laid to lawn and shrubbery with access to the driveway with steps upto the front entrance door.

A viewing is highly recommended to appreciate the size and location of this fantastic opportunity. Contact the office on 0115 648 5485 now!



Entrance Hallway

With UPVC double glazed door to the side, linoleum flooring, stairs to the first floor, ceiling light point, space with hooks for further storage and internal panelled doors to:

Kitchen

8'8" x 7'11" approx (2.64m x 2.41m approx)

UPVC double glazed picture window to the front overlooking the neighbouring park, a range of matching base units incorporating laminate work surface over, stainless steel sink with hot and cold tap, space and point for free standing cooker, tiled splashbacks, tiling to the floor, wall mounted gas central heating boiler, ceiling light point, extractor unit, wall mounted consumer unit, space and plumbing for an automatic washing machine, open through to:

Dining Area

16'2" x 7'8" approx (4.93m x 2.34m approx)

This large dining area offers ample space for both a dining table, additional study table, subject to a buyers requirements, with ample power points and space for a free standing fridge freezer. Open through to the kitchen to create an open plan dining kitchen. With laminate flooring, ceiling light point, coving to the ceiling, two wall mounted radiators.

Living Room

16'2" x 9'10" approx (4.93m x 3.00m approx)

This large living room has two UPVC double glazed windows to the rear overlooking the enclosed garden, wall mounted double radiator, ceiling light point. Currently being used as a living room, but would make an ideal living/dining room subject to a buyers needs and requirements.

First Floor Landing

Loft access hatch, ceiling light point, storage cupboard and panelled doors to:

Bedroom 1

14'6" x 9'9" approx (4.42m x 2.97m approx)

UPVC double glazed picture window to the front, wall mounted double radiator, ceiling light point and coving to the ceiling.

Bedroom 2

10'1" x 9' approx (3.07m x 2.74m approx)

UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

Bedroom 3

7'1" x 6'11" approx (2.16m x 2.11m approx)

UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

Bathroom

8'4" x 6' approx (2.54m x 1.83m approx)

UPVC double glazed window to the front, panelled bath with electric Triton shower over, low flush w.c., pedestal wash hand basin, chrome heated towel rail, ceiling light point and tiled splashbacks.

Outside

To the front of the property there is a driveway providing ample off the road vehicle hard standing, raised garden laid to lawn, steps to the entrance door providing access to the side.

To the rear there is an enclosed garden laid mainly to lawn, with hedges, wall and fencing to the boundaries and additional patio area, enjoying a private aspect.

Council Tax

Council Tax band B - Nottingham City Council. To be confirmed by the purchasers solicitor.

Property to sell?

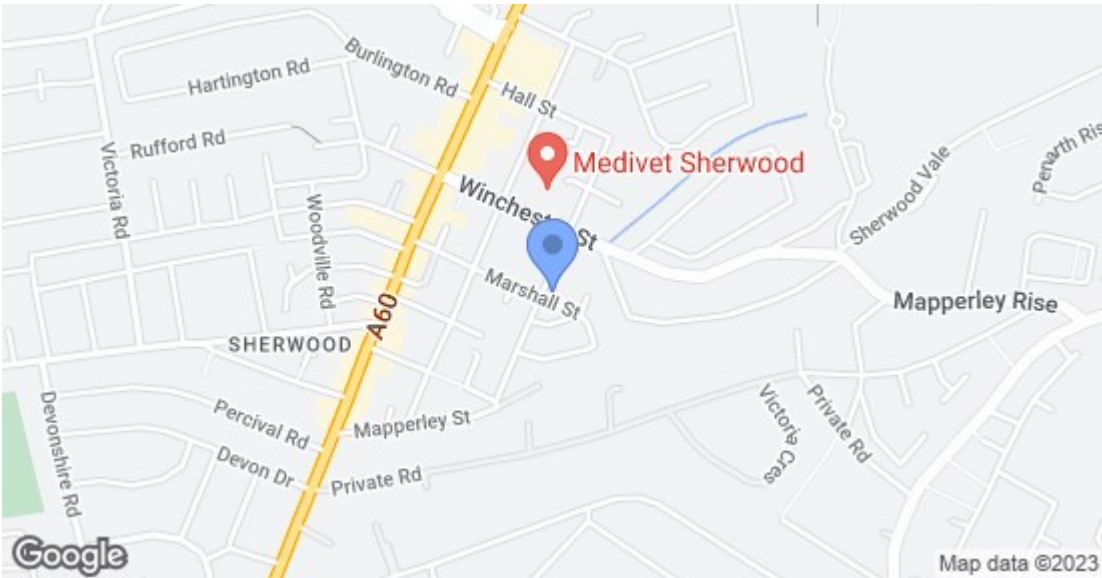
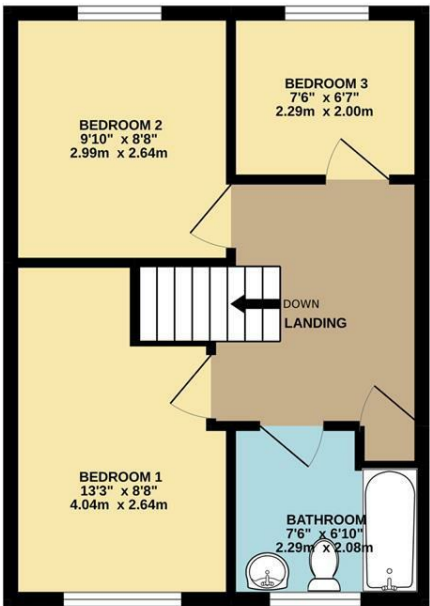
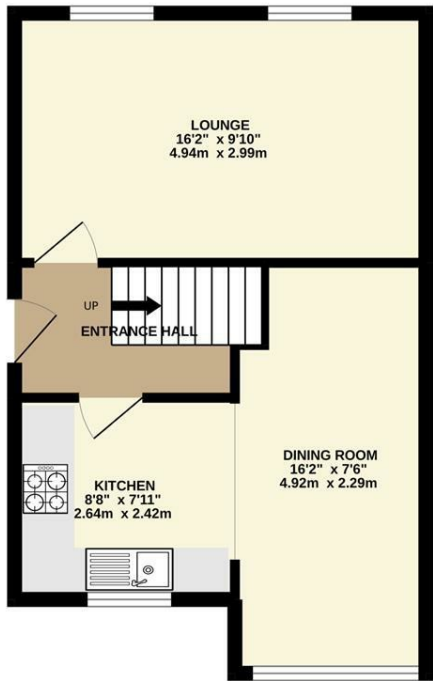
If you are considering selling your property, Robert Ellis estate agents would be delighted to visit you to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.