



Minstrel Avenue,
Sherwood, Nottingham
NG5 1QL

£230,000 Freehold



**** MUST VIEW ** IDEAL INVESTMENT / STARTER HOME ****

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE BEDROOM, END OF TERRACE FAMILY HOME situated in SHERWOOD, NOTTINGHAM.

The property is ideally located within walking distance of Tesco Express, alongside 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 welcomed into the hallway which allows access to the downstairs WC, lounge, dining room with French doors opening onto the enclosed rear garden with patio area and laid to lawn. Off the dining room is the kitchen with fitted units.

Stairs lead to landing, first double bedroom with shower room en suite, second double bedroom, third bedroom with storage cupboard and family bathroom with a three piece suite.

The property also offers two allocated parking spaces, making it ideal for a young family. A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this FANTASTIC OPPORTUNITY- Contact the office on 01 15 648 5485 now!



Hallway

10'7" x 5'2" approx (3.25m x 1.6m approx)

Carpeted flooring, wall mounted radiator, wooden and double glazed front door.

Understairs Cupboard

5'11" x 2'11" approx (1.81m x 0.89m approx)

With carpeted flooring.

Ground Floor w.c.

6'3" x 2'11" approx (1.93m x 0.9m approx)

Vinyl flooring, wall mounted radiator, opaque UPVC double glazed window, low flush w.c., sink with hot and cold tap and partially tiled walls.

Living Room

14'7" x 12'6" approx (4.46m x 3.83m approx)

Carpeted flooring, wall mounted radiator, electric fireplace and surround, UPVC double glazed window.

Dining Room

10'7" x 8'1" approx (3.23m x 2.48m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed French doors.

Kitchen

10'7" x 7'4" approx (3.24m x 2.24m approx)

Tiled flooring, partially tiled walls, fitted wall and base units, stainless steel sink with dual heat tap, four ring gas hob with extractor fan above and integrated oven under, space for a fridge freezer, UPVC double glazed window and wooden double glazed rear door.

First Floor Landing

11'0" x 5'10" approx (3.36m x 1.8m approx)

Carpeted flooring, UPVC double glazed window, doors to:

Bedroom 1

10'3" x 10'6" approx (3.14m x 3.21m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window, built-in wardrobes (0.6m x 1.57m).

En-Suite

4'11" x 7'0" approx (1.52m x 2.14m approx)

Vinyl flooring, wall mounted radiator, shower with hand held shower unit, low flush w.c., sink with hot and cold

taps and partially tiled walls. Airing/storage cupboard (0.74m x 0.69m) housing the water tank.

Bedroom 2

9'4" x 10'1" approx (2.86m x 3.09m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window.

Bedroom 3

7'8" x 6'10" approx (2.35m x 2.09m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window, storage cupboard (0.91m x 0.64m) with carpeted flooring and a fitted rail.

Bathroom

7'1" x 5'2" approx (2.18m x 1.6m approx)

Vinyl flooring, partially tiled walls, opaque UPVC double glazed window, wall mounted radiator, corner bath with hot and cold tap and hand held shower above, sink with hot and cold tap, low flush w.c.

Outside

There are two allocated parking spaces to the left hand side and there is also a small lawned area within the boundary.

Patio area to the rear leading onto the lawn, space for a shed, gated access to the side.

Council Tax

Nottingham City Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 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.