Robert Ellis

look no further. . .







Burnham Street
Sherwood, Nottingham NG5 2FH

THREE STOREY, FOUR BEDROOM VICTORIAN END TERRACE FAMILY PROPERTY. SELLING WITH NO UPWARD CHAIN.

Guide Price £300,000 Freehold



A beautifully presented and recently refurbished FOUR DOUBLE BEDROOM, THREE STOREY END-TERRACED VICTORIAN HOME, situated in one of Sherwood's most sought-after locations, within walking distance of the vibrant High Street.

This spacious and versatile property offers accommodation arranged over three floors plus a useful cellar, making it ideal for families, first-time buyers or investors alike. The property has been modernised throughout whilst retaining its character features, creating a superb blend of period charm and contemporary living.

In brief, the accommodation comprises an entrance hall leading to a bay-fronted living room, along with a stunning open-plan kitchen diner to the rear, providing an excellent entertaining space with direct access to the garden and cellar.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom fitted with both bath and separate shower. The second floor provides a further two double bedrooms, offering flexibility for growing families, home working or guest accommodation.

Outside, the property benefits from a generous enclosed rear garden, perfect for outdoor dining and family use.

Additional benefits include gas central heating via a combination boiler, double glazing throughout and the advantage of being sold with NO UPWARD CHAIN.

Burnham Street is ideally positioned for access to Sherwood's excellent range of amenities, schools, cafés, bars and restaurants, along with superb transport links into Nottingham City Centre.





Entrance Hallway
4'8 x 3'6 approx (1.42m x 1.07m approx)
Wooden and glazed entrance door to the side, stairs to the first floor, recessed spotlights to the ceiling, panelled doors to:

Living Room
13'9 into bay x 11'7 approx (4.19m into bay x 3.53m approx)
UPVC double glazed sectional bay window to the front, coving, picture rail, ceiling light point, double radiator, TV point.

Open Plan Dining Kitchen

Dining Area
11'3 x 11'6 approx (3.43m x 3.51m approx)
Ceiling light point, UPVC double glazed window to the rear, LVT flooring, double radiator, access to the cellar and archway through to:

Kitchen
13'9 x 6'5 approx (4.19m x 1.96m approx)
UPVC double glazed windows to the side and rear, range of matching wall and base units incorporating wooden work surfaces over, 1½ bowl stainless steel sink with mixer tap over, five ring stainless steel gas hob with glass and stainless steel extractor above, glass splashback, integrated oven, integrated microwave, integrated fridge freezer, space and plumbing for a free standing washing machine, LVT flooring, open through to dining area, cupboard housing Baxi combi boiler, full length UPVC double glazed door providing access to the landscaped rear garden.

First Floor Landing
Recessed spotlights to the ceiling, UPVC double glazed window to the side, radiator, stairs to the second floor.

Bedroom 1
12'5 x 11'7 approx (3.78m x 3.53m approx)
UPVC double glazed window to the front, radiator, ceiling light point, coving, picture rail.

Bedroom 2
9'1 x 8'9 approx (2.77m x 2.67m approx)
UPVC double glazed window to the rear, radiator, ceiling light point, picture rail.

Bathroom
8'11 x 7' approx (2.72m x 2.13m approx)
Four piece suite comprising quadrant shower enclosure with mains fed shower above incorporating rainwater shower head over, vanity wash hand basin, low flush w.c., double ended panelled bath with Velux roof light above. recessed spotlights to the ceiling, tiled splashbacks, radiator, LVT flooring.

Second Floor Landing
UPVC double glazed window to the side, ceiling light point and panelled doors to:

Bedroom 3
11'9 x 9'2 approx (3.58m x 2.79m approx)
UPVC double glazed window to the rear, radiator, ceiling light point.

Bedroom 4
12'6 x 11'8 approx (3.81m x 3.56m approx)
UPVC double glazed window to the front, radiator, ceiling light point.

Outside
To the rear there is an enclosed garden with a raised patio area, mature shrubs planted to the borders, fencing and hedges to the boundaries.

Council Tax
Nottingham Council Band

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, SKy, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



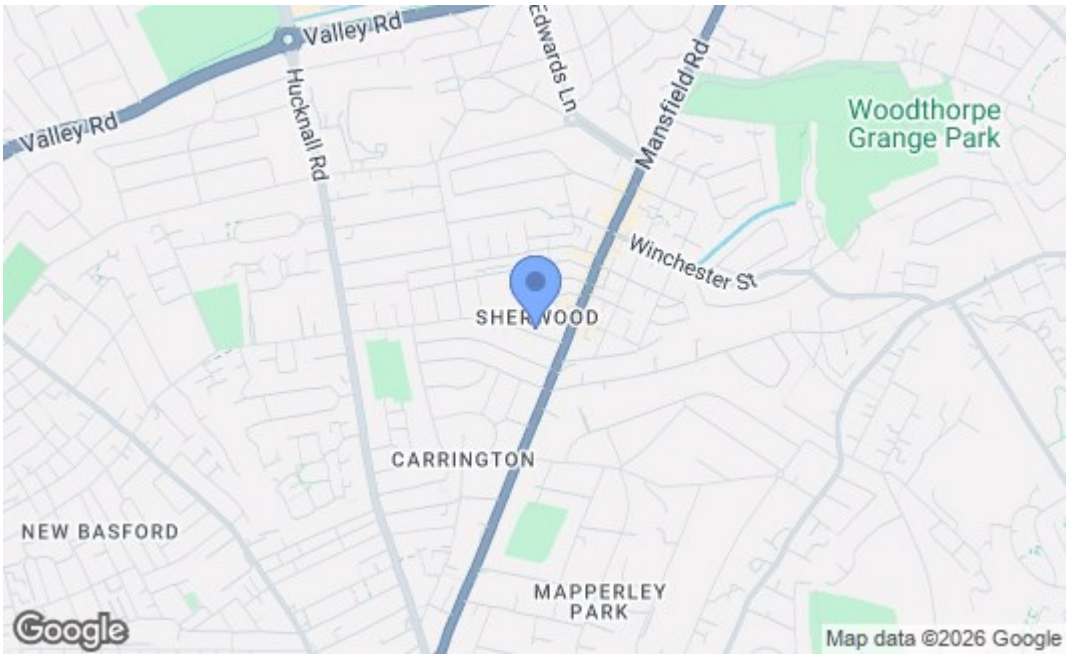


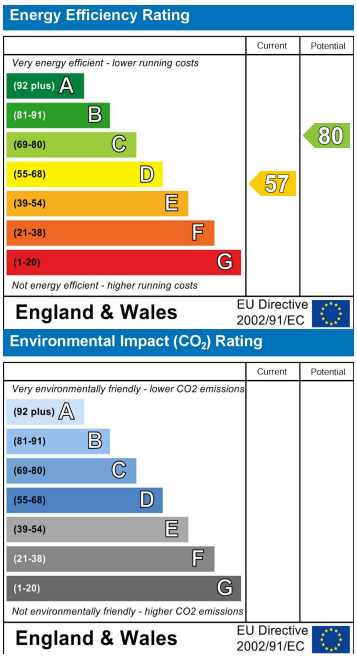












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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