Robert Ellis

look no further...

Haydn Road,
Sherwood, Nottingham
NG5 2LB

£240,000 Freehold

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The property has been freshly decorated throughout and benefits from a comprehensive refurbishment, including a brand-new kitchen, brand-new bathroom, new carpets throughout, new gas boiler with updated plumbing, full new radiators, and a full rewire, while still retaining many original Victorian features.

Constructed of brick elevations under a tiled roof, the accommodation is arranged over two levels and boasts diving Victorian features including high ceilings, decorative coving, deep skirting boards, large windows, and a stunning bay-fronted lounge, creating bright and spacious living areas. The ground floor comprises an entrance porch, entrance hallway, bay-fronted living room, dining room, newly fitted kitchen, ground floor WC, and a rear lobby/utility area with fitted storage.

Further benefits include a useful cellar, ideal for storage, along with loft space offering additional storage or future potential (subject to relevant consents).

To the first floor are three good-sized bedrooms and a brand-new family bathroom, all continuing the period feel with generous proportions and excellent natural light.

Externally, the property benefits from an enclosed rear garden with rear access, providing practicality and convenience.

Located just a stone's throw from Sherwood's thriving high street, offering a wide range of local shops, cafés, restaurants, and excellent transport links. The location provides easy access to Nottingham City Centre, surrounding areas, and is within close proximity to Nottingham City Hospital, making it an ideal purchase for both investors and owner-occupiers alike. An early viewing is strongly recommended to fully appreciate the size, character, and standard of accommodation on offer.

Offered to the market with the benefit of NO UPWARD CHAIN, this is an excellent turnkey investment opportunity or characterful home in a highly sought-after location. Contact the office today to arrange your viewing.

Entrance Porch
Entrance door to the front elevation leading into the entrance porch, part tiling to the walls, tiling to the walls, panelled door leading into the entrance hallway.

Entrance Hallway
Carpeted flooring, carpeted staircase leading to the first floor landing, coving to the ceiling, wall mounted radiator, doors leading off to:

Lounge
13'5" x 12'2" approx (4.097 x 3.730 approx)
UPVC double glazed leaded bay fronted window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling.

Dining Room
12'6" x 13'9" approx (3.814 x 4.199 approx)
UPVC double glazed leaded window to the rear elevation, wall mounted radiator, carpeted flooring, door leading through to the kitchen.

Kitchen
12'4" x 10'1" approx (3.760 x 3.093 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated dishwasher, integrated oven with hob over and extractor hood above, UPVC double glazed leaded window to the side elevation, tiled splashbacks, doors leading off to:

Cellar

Utility Room
Wall units housing the new combination boiler providing hot water and central heating to the property, with worksurfaces underneath, space and plumbing for a washing machine, door leading through to the ground floor WC, UPVC door leading to the rear garden.

Ground Floor WC
WC, handwash basin with mixer tap and storage cupboard below, UPVC double glazed window to the rear elevation.

First Floor Landing
Carpeted flooring, storage cupboard providing access to the loft, doors leading off to:

Bedroom One
14'9" x 11'5" approx (4.504 x 3.490 approx)
Built-in wardrobes, carpeted flooring, wall mounted radiator, two UPVC double glazed windows to the front elevation.

Bedroom Two
12'6" x 9'8" approx (3.828 x 2.968 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed leaded window to the rear elevation.

Bedroom Three
9'11" x 9'0" approx (3.039 x 2.752 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed leaded window to the rear elevation.

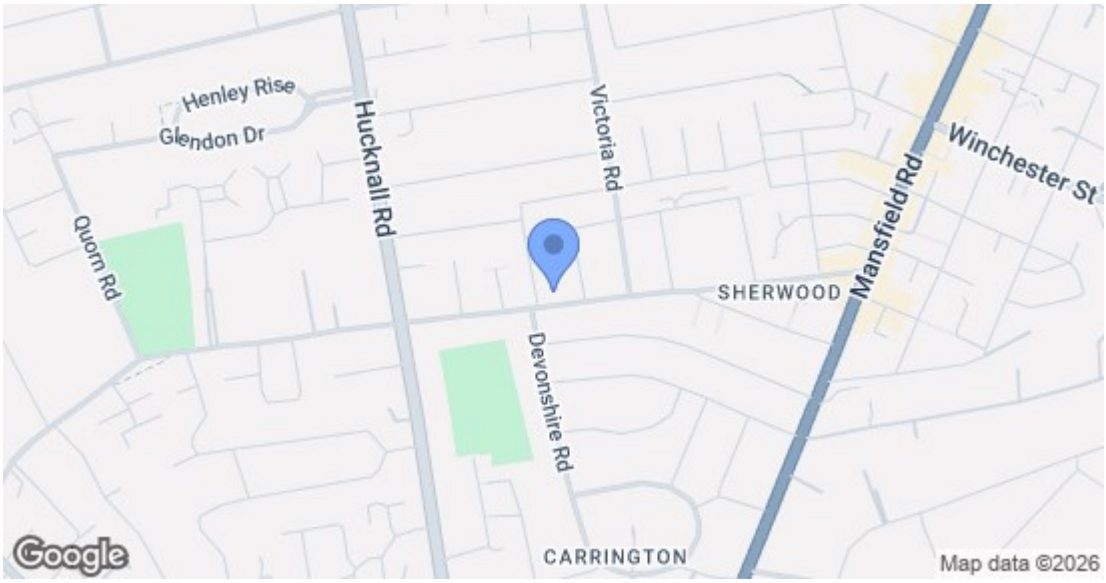
Bathroom
6'6" x 6'4" approx (2.005 x 1.937 approx)
UPVC double glazed leaded window to the side elevation, tiled splashbacks, panelled bath with mixer tap and mains fed rainwater shower over, handwash basin with mixer tap and storage cupboards below, WC, chrome heated towel rail.

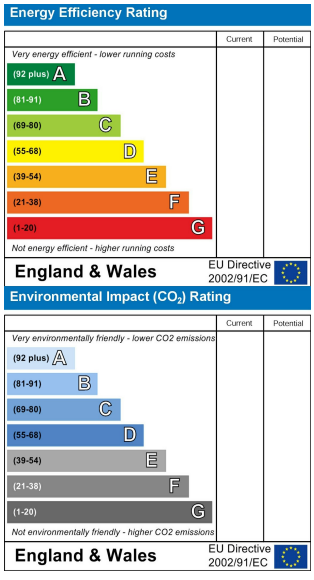
Outside

Front of Property
To the front of the property there is a gated front garden with walled and fenced boundaries.

Rear of Property
To the rear of the property there is an enclosed rear courtyard style garden with rear gated access and fencing to the boundaries.

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 12mbps 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





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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