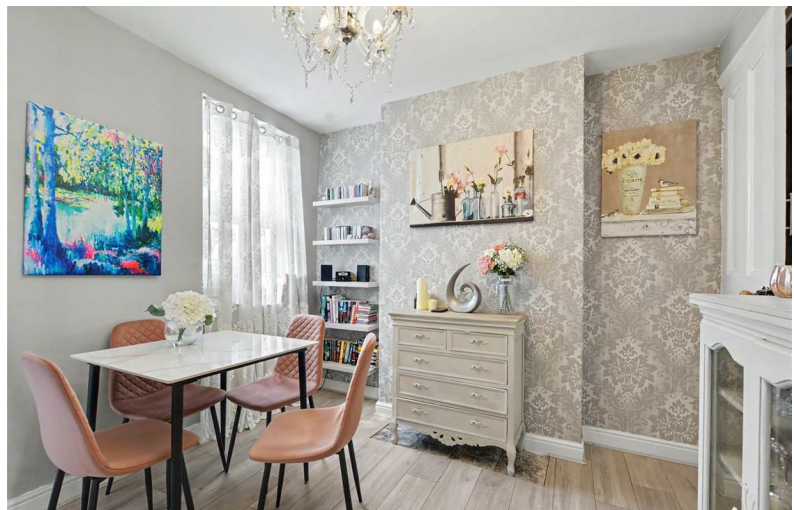
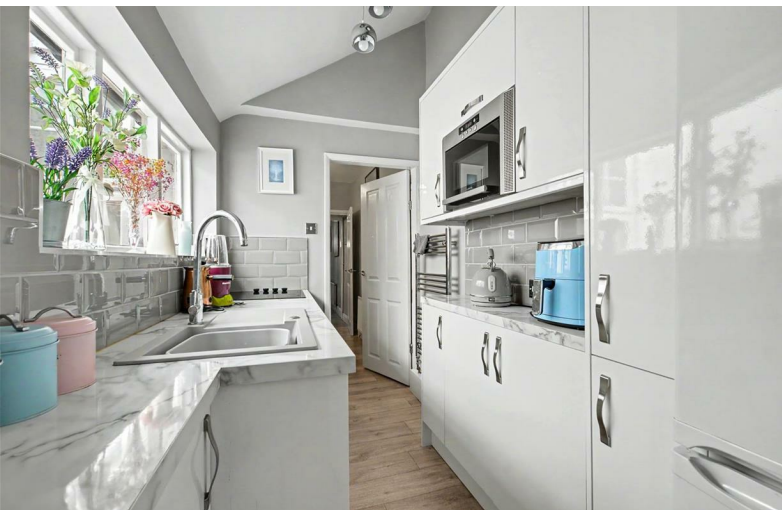


# Robert Ellis

*look no further...*



Marshall Street,  
Sherwood, Nottingham  
NG5 4AF

**£190,000 Freehold**

0115 648 5485



/robertellisestateagent



@robertellisea



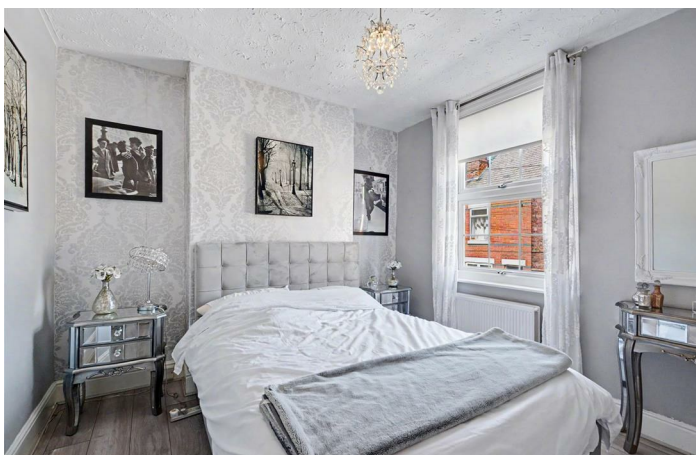
A well presented and spacious mid-terraced home situated in the ever popular area of Sherwood, ideally located close to excellent transport links into Nottingham City Centre and within easy reach of Sherwood's wide range of shops, cafes and local amenities.

The property offers well proportioned accommodation throughout, comprising a cosy lounge, a separate dining room providing a versatile living space, and a fitted kitchen leading through to a rear hallway and modern bathroom featuring both a freestanding bath and walk-in shower.

To the first floor are two well-sized bedrooms, with a further staircase leading to a loft room offering additional flexible accommodation, ideal for use as a third bedroom, home office or hobby space.

Externally, the property benefits from an enclosed rear garden with rear access, creating a low-maintenance outdoor space.

Offering a great combination of space, style and location, this property would suit a variety of buyers including first-time purchasers and investors alike.



### Lounge

10'16 x 9'67 approx (3.05m x 2.74m approx)

UPVC entrance door to the front elevation, UPVC double glazed window to the front elevation, laminate flooring, fireplace, wall mounted radiator,

### Dining Room

10'35 x 9'67 approx (3.05m x 2.74m approx )

UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator, staircase leading to the first floor landing, door leading through to the kitchen.

### Kitchen

9'52 x 4'74 approx (2.74m x 1.22m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with four ring electric hob over, integrated microwave, tiled splashbacks, space and point for a fridge freezer, heated towel rail, laminate flooring, single glazed window to the side elevation, opening through to the rear hallway.

### Rear Hallway

Storage cupboards, laminate flooring, door to the bathroom, glazed door leading to the lean to.

### Bathroom

Tiled flooring, tiling to the walls, UPVC double glazed window to the side elevation, recessed spotlights to the ceiling, extractor fan, heated towel rail, walk-in shower enclosure with mains fed shower over, handwash basin with mixer tap, WC, freestanding bath with feature freestanding tap over and shower attachment.

### Lean To

Power and lighting, glazed door leading out to the rear garden.

### First Floor Landing

Carpeted flooring, staircase leading to the loft room, doors leading off to:

### Bedroom One

10'08 x 9'72 approx (3.25m x 2.74m approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator.

### Bedroom Two

10'29 x 7'55 approx (3.05m x 2.13m approx)

UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator.

### Loft Room

10'21 x 13'07 approx (3.05m x 4.14m approx)

Velux windows, wall mounted radiator, carpeted flooring.

### Rear of Property

To the rear of the property there is an enclosed pebbled rear garden with fencing to the boundaries with rear gated access.

### 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 8mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

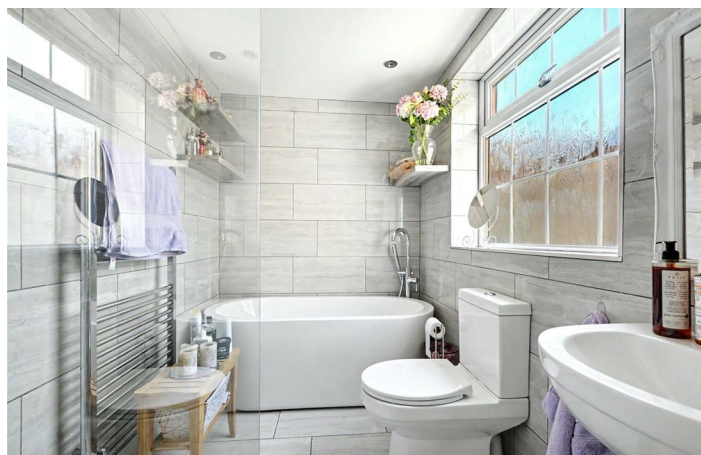
Flood Risk: No flooding in the past 5 years

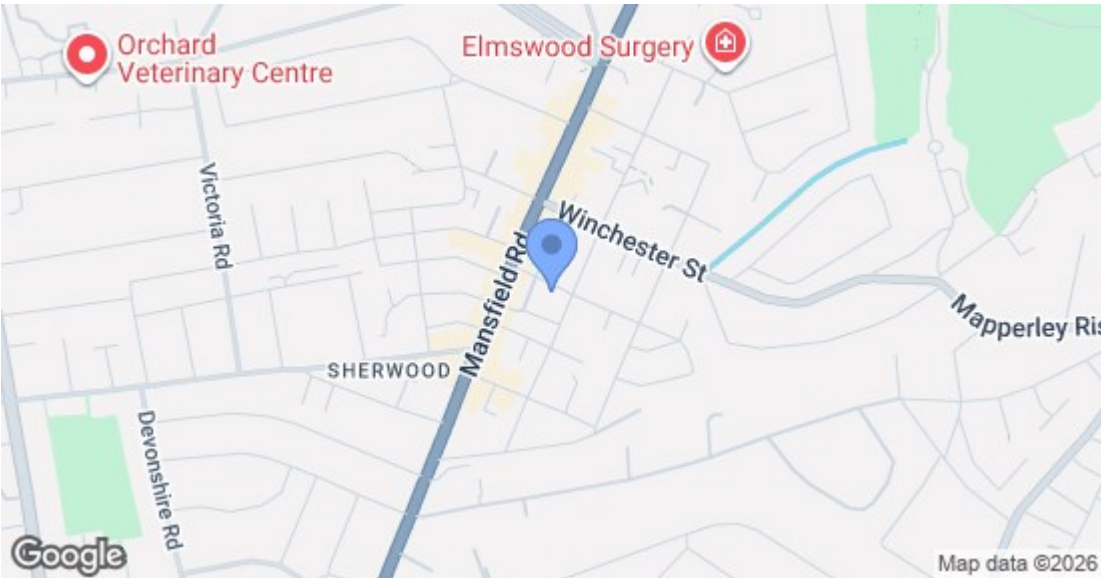
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| 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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.