Robert Ellis

*look no further. . .*

Milton Court
Compton Road, Sherwood NG5 2NS

A TWO BEDROOM, TOP FLOOR MAISONETTE SITUATED IN SHERWOOD, NOTTINGHAM.

**Guide Price £120,000 Leasehold**

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** GUIDE PRICE £120,000 - £130,000 **

Robert Ellis Estate Agents are delighted to bring to the market this SUPERB TWO BEDROOM, TOP FLOOR MAISONETTE situated in SHERWOOD, NOTTINGHAM.

Ideally positioned close to local schools, shops, and excellent transport links, this property offers both convenience and potential in a vibrant and well-connected community.

You access the property via the stairs leading to the front door. Once through, it leads to a spacious hallway, lounge with access to balcony. Off the hallway is also the kitchen with fitted units, first double bedroom, second double bedroom and modernised family shower room.

The property offers a low maintenance courtyard, allowing out door space, alongside a separate garage with space infront.

A viewing is a MUST for this OPPORTUNITY- Contact the office now to book before it is too late!

Entrance Hallway
7'2" x 9'2" approx (2.2 x 2.8 approx )
UPVC double glazed entrance door, laminate flooring, loft access hatch, coving to the ceiling, doors leading off to:

Bedroom Two
7'2" x 9'10" approx (2.2 x 3 approx)
UPVC double glazed window, wall mounted radiator, laminate flooring.

Bedroom One
9'10" x 13'1" approx (3.0 x 4.0 approx)
UPVC double glazed window, wall mounted radiator, laminate flooring.

Lounge
9'10" x 14'5" approx (3.0 x 4.4 approx )
UPVC double glazed window, UPVC double glazed door giving access to the balcony, laminate flooring, coving to the ceiling.

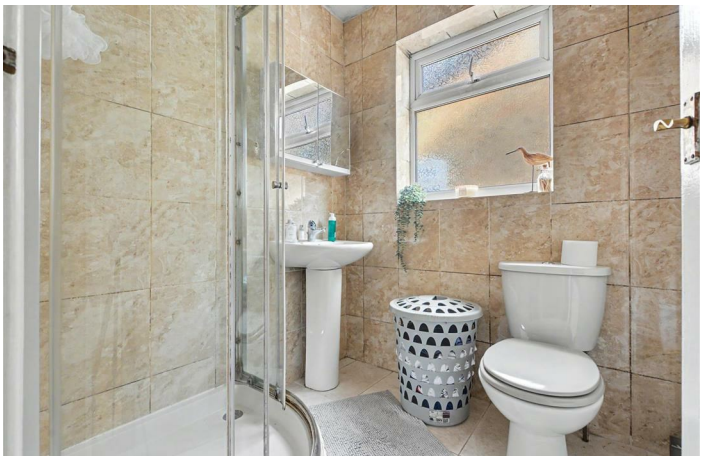
Kitchen
10'5" x 8'6" approx (3.2 x 2.6 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, integrated oven with four ring gas hob over, space and point for a fridge freezer, breakfast bar overhang providing seating space, two UPVC double glazed windows, wall mounted combination boiler, tiled splashbacks.

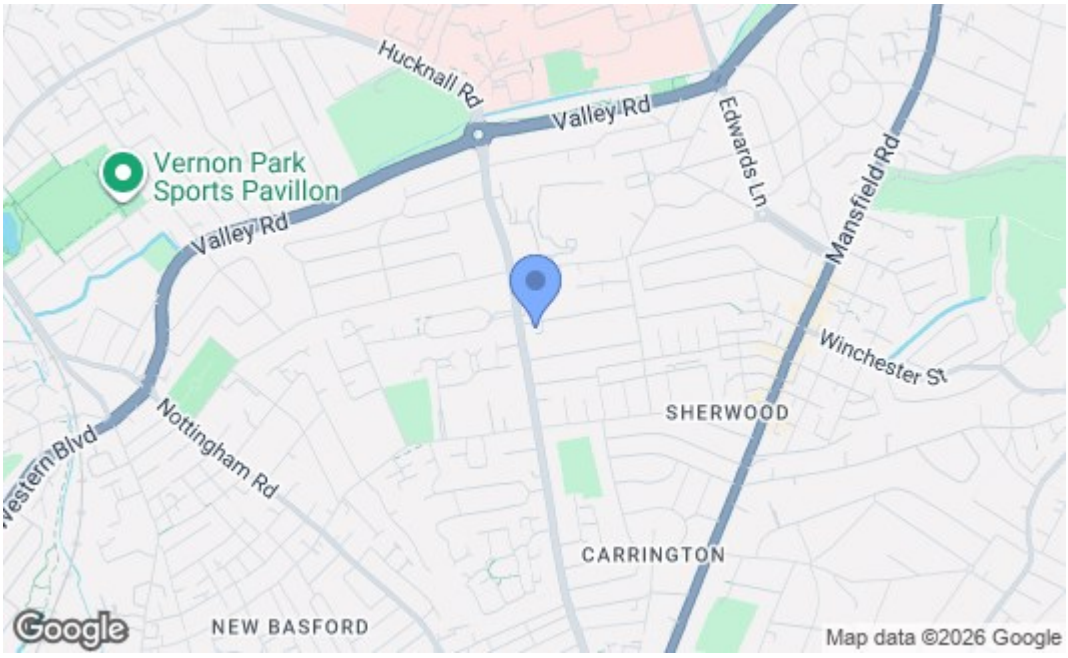
Shower Room
8'6" x 5'6" approx (2.6 x 1.7 approx)
UPVC double glazed window, handwash basin with mixer tap, WC, shower enclosure with electric shower over, tiling to the walls, tiling to the floor, wall mounted radiator.

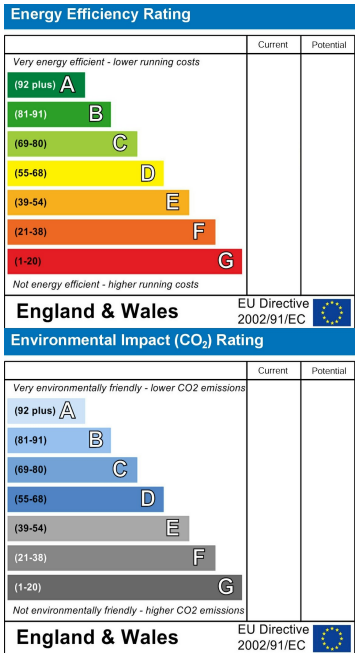
Outside
There is a patio courtyard and private garage.

Garage

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 15mbps 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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