Robert Ellis

*look no further...*







Crossley Street,
, Nottingham
NG5 2LF

**£190,000 Freehold**

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Situated in the heart of the ever-popular Sherwood area, this charming two double-bedroom Victorian terrace combines character features with spacious accommodation and excellent access to local amenities, making it an ideal purchase for first-time buyers, professionals and investors alike.

The property opens into a welcoming lounge featuring original wooden flooring and a bay-fronted window, creating a bright and inviting living space. Beyond, the separate dining room offers ample room for entertaining and family dining, whilst providing access to the cellar and staircase to the first floor. The kitchen is fitted with a range of wall and base units and offers space for a range of appliances.

To the first floor are two well-proportioned double bedrooms, both benefiting from built-in storage, alongside a spacious bathroom fitted with a three-piece suite.

Outside, the property enjoys an enclosed rear garden with a patio seating area, fenced and walled boundaries and gated side access.

Crossley Street is ideally positioned within walking distance of Sherwood's thriving high street, offering an excellent selection of independent shops, cafes, bars and restaurants, together with regular transport links into Nottingham City Centre and easy access to Nottingham City Hospital.

This attractive period home offers a fantastic opportunity to acquire a property full of character in one of Nottingham's most sought-after residential locations.





Lounge
12'86 x 12'08 approx (3.66m x 3.86m approx)
Composite entrance door to the front elevation, double glazed wooden bay window to the front elevation, original wooden flooring, wall mounted radiator, door to the dining room.

Dining Room
14'22 x 12'06 approx (4.27m x 3.81m approx)
Double glazed wooden window to the rear elevation, original wooden flooring, wall mounted radiator, archway leading through to the kitchen, staircase leading to the first floor landing.

Cellar

Kitchen
8'07 x 6'49 approx (2.62m x 1.83m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, tiled splashbacks, space and plumbing for a washing machine, space and point for a fridge freezer, space and point for a cooker, linoleum flooring.

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

Bedroom One
12'11 x 10'54 approx (3.94m x 3.05m approx )
Feature window, double glazed wooden window to the front elevation, carpeted flooring, built-in storage, wall mounted radiator.

Bedroom Two
11'13 x 9'12 approx (3.35m x 2.74m approx)
Double glazed wooden window to the rear elevation, carpeted flooring, built-in storage.

Bathroom
8'07 x 6'55 approx (2.62m x 1.83m approx)
Laminate flooring, double glazed wooden window to the rear elevation, WC, panelled bath, tiled splashbacks, storage cupboard, wall mounted radiator, handwash basin with separate hot and cold taps.

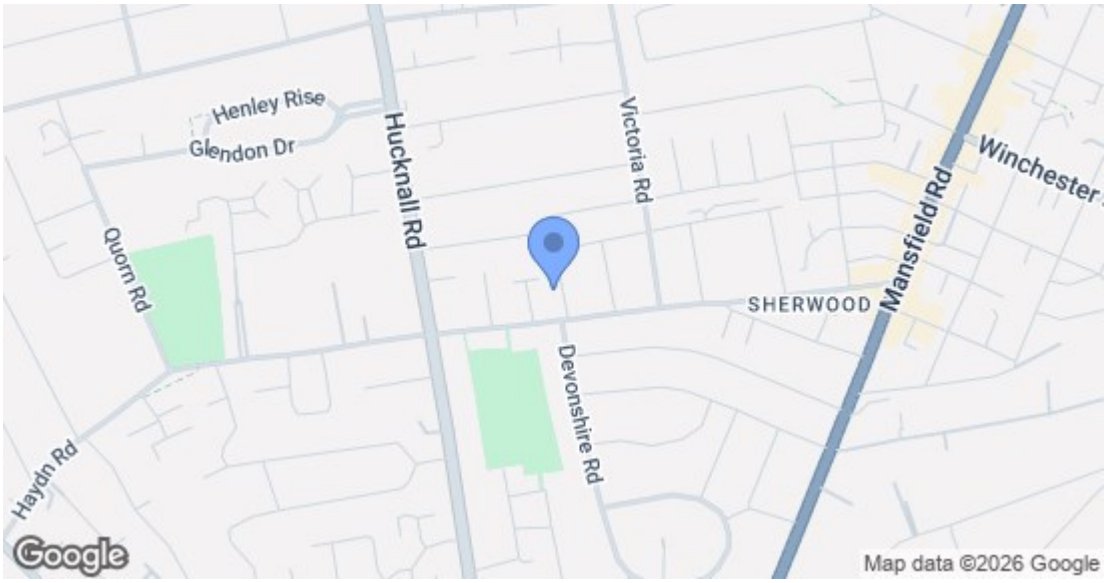
Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, fenced and walled boundaries, side gated access to the front of the property.

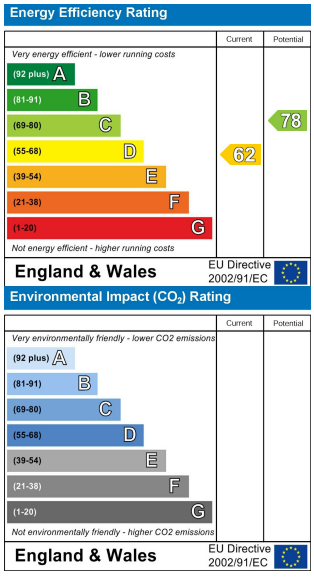
Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 11mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
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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