Robert Ellis

look no further. . .

The Cedars
Sherwood, Nottingham NG5 3FP

A TWO BEDROOM, FIRST FLOOR MAISONETTE SITUATED ON THE CEDARS, SHERWOOD.

Guide Price £120,000 Leasehold

OVER 55'S

** GUIDE PRICE £120,000 - £130,000 **

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC TWO BEDROOM, FLOOR FLOOR MAISONETTE situated in THE CEDARS, SHERWOOD, NOTTINGHAM.

Positioned directly off the popular Mansfield Road being sold to the market with no upward chain. The property is located just a stone's throw away from various local amenities, the City Hospital, and has easy access to Nottingham City Centre.

Upon entry, you are welcomed into the entrance porch which has stairs leading up to the hallway with an included stairlift. Off the hallway, is the Fitted kitchen which includes a washing machine and fridge freezer, Open plan lounge diner, FIRST DOUBLE bedroom with built in wardrobes, SECOND bedroom, family shower room with a three piece suite. The property does benefit from gas combination boiler, alongside communal parking and communal gardens.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE & LOCATION of this opportunity- Contact the office now to arrange your viewing before it is too late!

Entrance Porch
UPVC double glazed entrance door to front elevation, double glazed windows either side, light, power and stairlift, staircase leading to first floor landing.

Internal Hallway
12'11 x 4'4 approx (3.94m x 1.32m approx)
Loft access hatch, ceiling light point, wall mounted radiator, airing cupboard housing combination boiler, further additional storage cupboards and shelving, internal panelled doors leading off.

Living Room
14'01 x 16'07 approx (4.29m x 5.05m approx)
UPVC double glazed window to the front elevation overlooking the green, wall mounted radiators, ceiling light point, coving to the ceiling, feature fireplace incorporating stone style surround and hearth with electric fan heater.

Bedroom 1
14' x 11'4 (4.27m x 3.45m)
UPVC double glazed pitched window to the front elevation, ceiling light point, wall mounted radiator, coving to the ceiling, built-in wardrobes providing ample storage space, built in dressing space with built-in drawers.

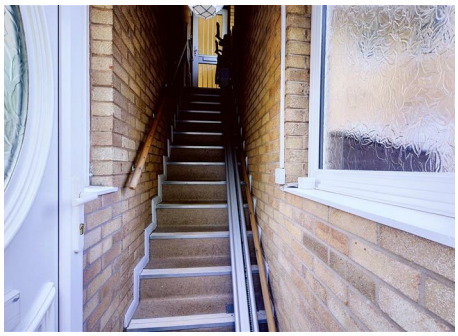
Bedroom 2
8'05 x 9'06 approx (2.57m x 2.90m approx)
UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point.

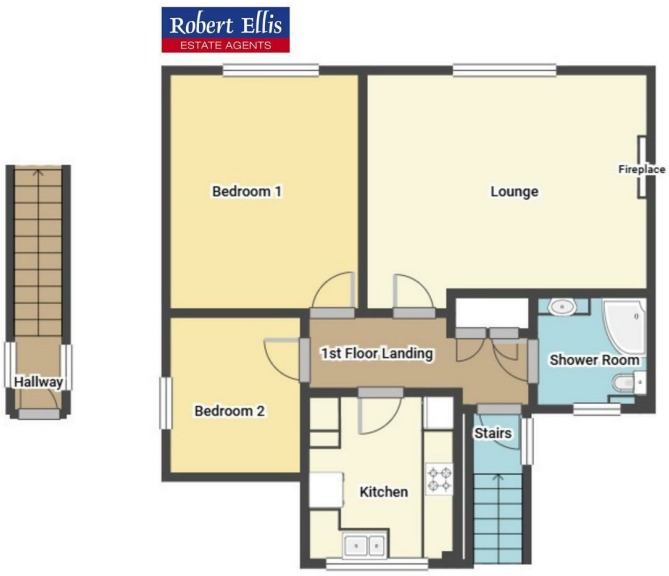
Fitted Kitchen
10'4 x 8'9 approx (3.15m x 2.67m approx)
UPVC double glazed window to the rear elevation, a range of matching contemporary wall and base units with laminate worksurface over, 4 ring stainless steel gas hob with extractor hood over, 1 1/2 bowl stainless steel sink with mixer tap above, fitted washing machine, space and point for freestanding dishwasher, tiled splashbacks, freestanding fridge/freezer, ample storage cupboards, ceiling light point.

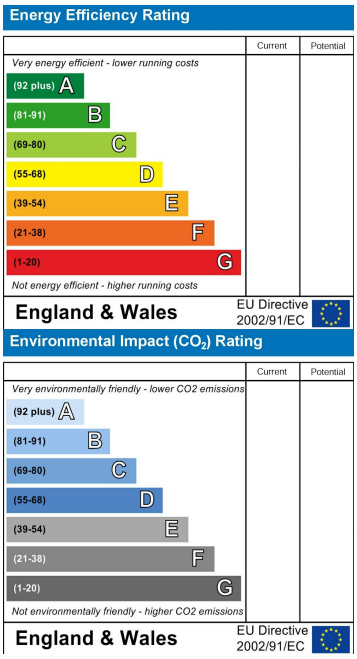
Shower Room
6'07 x 6'05 approx (2.01m x 1.96m approx)
Modern white 3-piece suite comprising of quadrant shower enclosure with mains fed shower above, recessed vanity hand wash basin with storage cupboard below, low level flush WC, tiled splashbacks, recessed spotlights to ceiling, UPVC double glazed window to the side elevation, wall mounted radiator.

Outside
The property sits on a purpose built development with well-maintained communal gardens and communal parking.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky
Broadband Speed: Standard 20mbps Superfast 80mbps
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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