

Sherwood Court,  
Chilwell, Nottingham  
NG9 5LP

**Offers in Excess Of**  
**£150,000**



A well-presented two-bedroom, first floor two-bedroom maisonette.

Situated in Chilwell, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, Attenborough Nature Reserve, and transport links.

This lovely property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: entrance hall, living room, kitchen, two double bedrooms and bathroom.

Outside is an allocated garage and communal garden area.

With the advantage of UPVC double glazing throughout and gas central heating, this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with stairs to first floor landing.

### Living Room

14'0" x 11'8" (4.27m x 3.58m )

Carpeted reception room, with two radiators and UPVC double glazed window to the front aspect.

### Kitchen

10'7" x 8'7" (3.24m x 2.64m )

A range of wall and base units with work surfacing over, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include gas cooker, fridge freezer and washing machine. UPVC double glazed window to the side aspect.

### Inner Hallway

Two useful storage cupboard and access to the loft hatch.

### Bedroom One

10'11" x 8'10" (3.33m x 2.71m )

Laminate flooring, radiator and UPVC double glazed window to the rear aspect.

### Bedroom Two

8'8" x 8'5" (2.66m x 2.59m )

A carpeted room, with radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising a low flush WC, pedestal wash hand basin, bath with electric power shower above, part tiled walls and UPVC double glazed windows to the side aspect.

### Outside

There is an allocated garage, with an up and over door and communal gardens, maintained by the management company.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

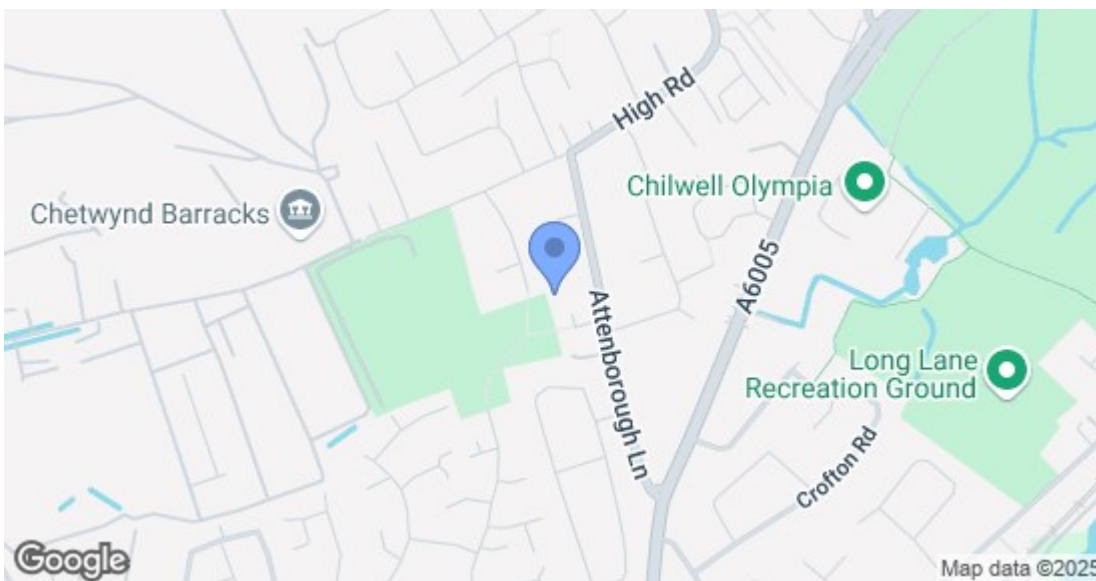
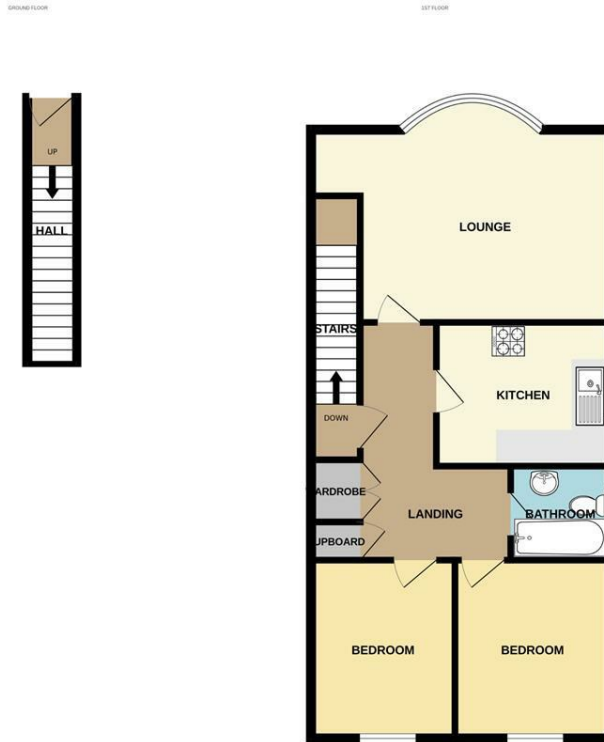
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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