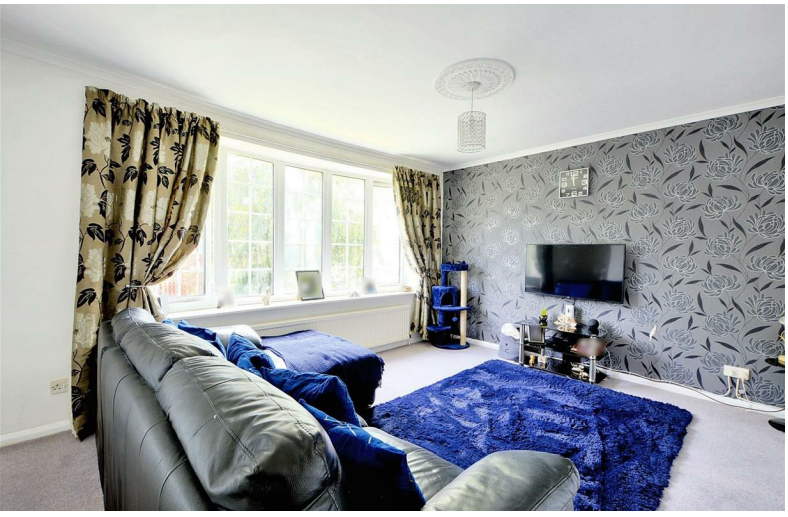
Robert Ellis

*look no further...*



Sherwood Court,
Chilwell, Nottingham
NG9 5LP

**Offers in Excess Of**
**£150,000**

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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.

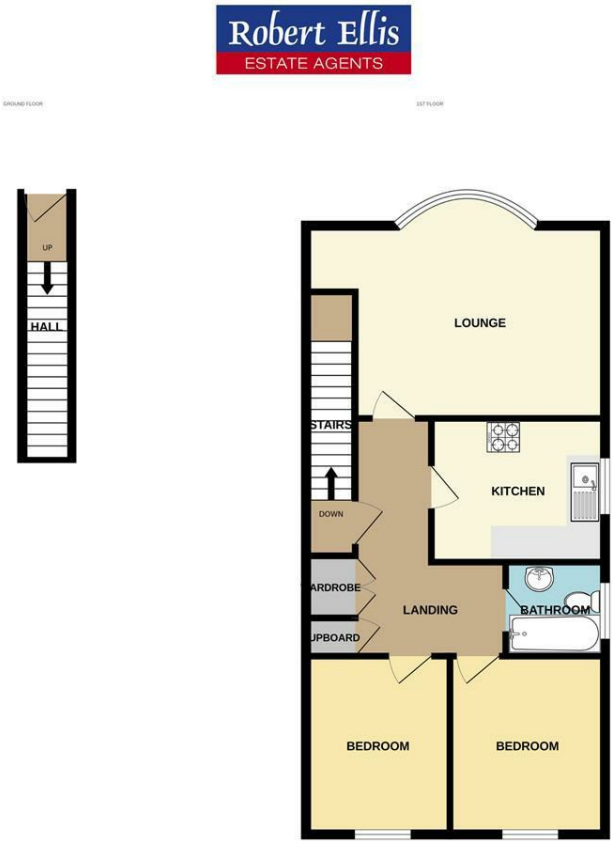
Bedroom Two
8'8" x 8'5" (2.66m x 2.59m )
A carpeted room, with radiator and UPVC double glazed window to the rear aspect.

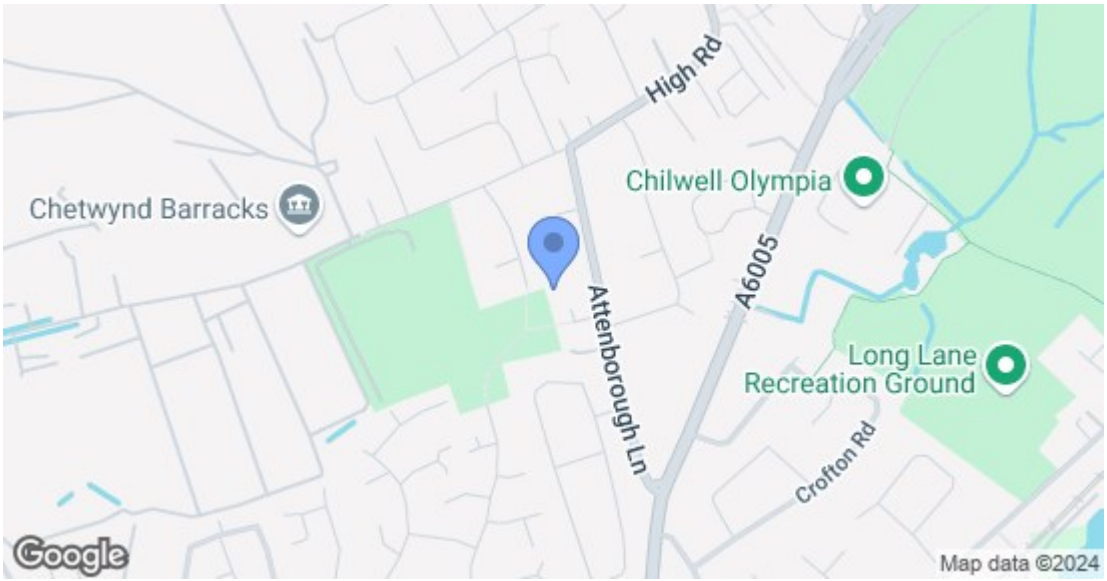
Bathroom
Incorporating a three-piece suite comprising a low flush WC, pedestal wash hand basin, bath with electric power shower above, part tiled walls and UPVC double glazed windows to the side aspect.

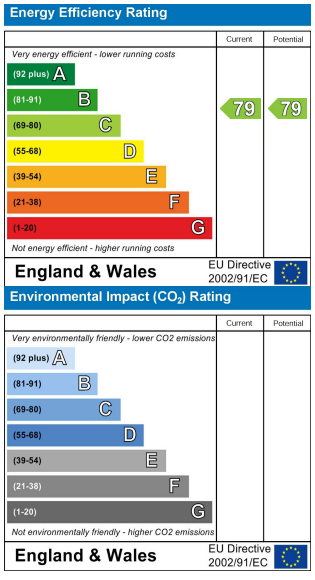
Outside
There is an allocated garage, with an up and over door and communal gardens, maintained by the management company.

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.

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