



Sherwin Road,  
Lenton, Nottingham  
NG7 1SA

**£245,000 Freehold**



A spacious four double bedroom Victorian end of terrace house.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including transport links, Nottingham city centre, the Queen's Medical Centre and Nottingham University, this fantastic property is considered an ideal opportunity for a range of potential purchasers including young professionals, families and investors.

In brief, the internal accommodation which is split over three floors comprises: Entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor you will find two good sized bedrooms and a bathroom and to the second floor you will find a further two double bedrooms.

To the front of the property there is a small low maintenance garden and gated access leading to the rear where you will find a private and enclosed low maintenance garden which includes a patio with artificial turf and a brick built store.

Offered to the market with the benefit of gas central heating and UPVC double glazing throughout, ready to move in condition and no upward chain, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hallway

With UPVC double glazed front door, useful storage cupboard, stairs to the first floor and doors to the dining room and lounge.

### Lounge

13'11" x 12'3" (4.25 x 3.75)

With UPVC double glazed bay window to the front, radiator and gas fire.

### Dining Room

13'11" x 12'3" (4.26 x 3.74)

With UPVC double glazed window to the side, radiator, gas fire and door to the kitchen.

### Kitchen

13'10" x 8'0" (4.22 x 2.45)

With a range of wall, base and drawer units in white, worksurfaces, sink with drainer and mixer tap, gas cooker with gas hob and extractor fan over, tiled splashbacks, vinyl flooring, space for a fridge and freezer and plumbing for a washing machine, wall mounted Ideal boiler, radiator and UPVC double glazed door and window to the rear.

### First Floor Landing

With UPVC double glazed window to the side, radiator, stairs to the second floor and doors to the bathroom and two bedrooms.

### Bedroom One

13'11" x 12'2" (4.25 x 3.73)

Carpeted room with UPVC double glazed window to the front, radiator and gas fire.

### Bedroom Four

12'3" x 8'11" (3.75 x 2.74)

Carpeted room with UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, WC, tiled splashbacks, vinyl flooring, airing cupboard housing the hot water cylinder, radiator and UPVC double glazed window to the rear.



### Second Floor Landing

With built in storage cupboards, loft hatch and doors to the remaining two bedrooms.

### Bedroom Two

14'0" x 12'4" (4.27 x 3.76)

Carpeted room with UPVC double glazed window to the rear, radiator and gas fire.

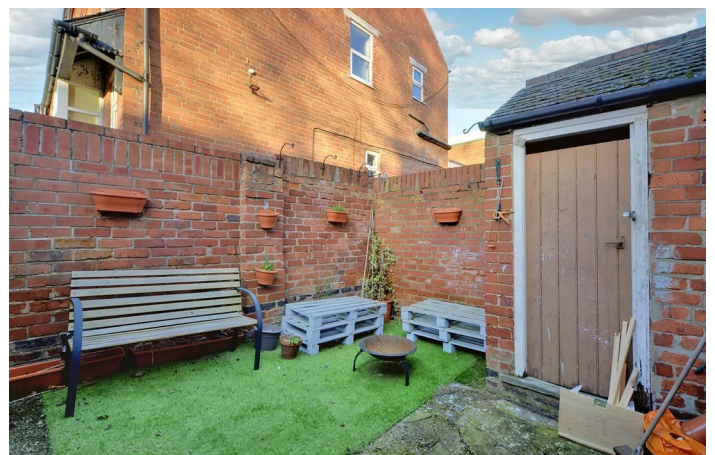
### Bedroom Three

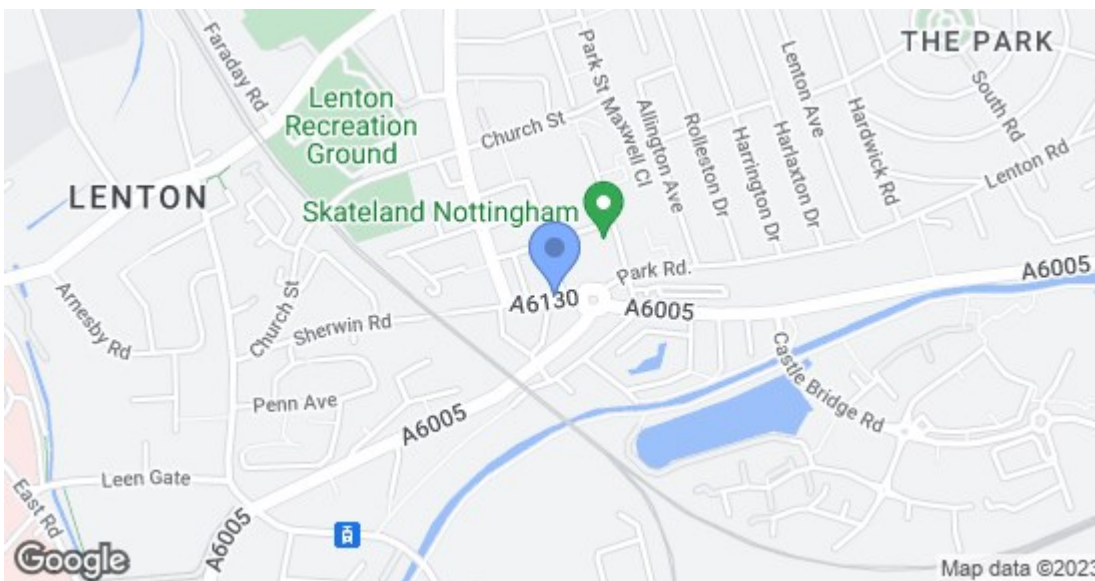
14'0" x 12'4" (4.27 x 3.76)

Carpeted room with UPVC double glazed window to the front, radiator and gas fire.

### Outside

To the front of the property there is a small low maintenance garden and gated access leading to the rear where you will find a private and enclosed low maintenance garden which includes a patio with artificial turf and a brick built store.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		64	
(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	

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.