



 2

 2

 1

 D

DavidJames
the estate agent

Victoria Road, Sherwood, Nottingham, NG5 2NB

Guide Price £210,000

About This Property

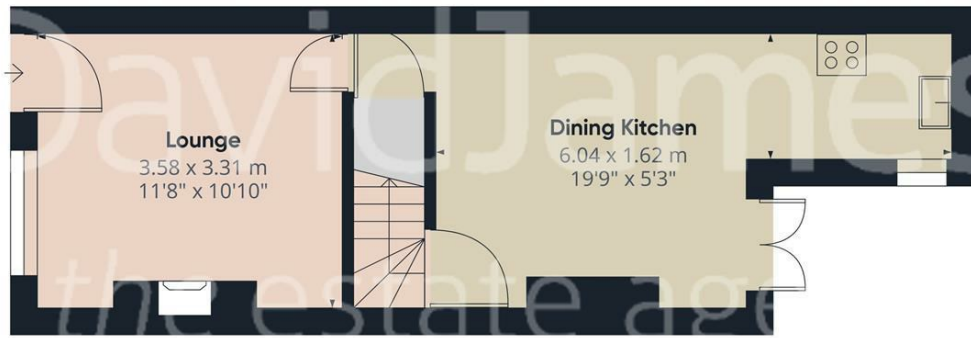
NO UPWARD CHAIN Set in the heart of Sherwood, this charming Victorian mid-terraced house offers a beautiful blend of traditional and modern living. The property features two cozy bedrooms, each boasting original cast iron fireplaces, with the master bedroom further enhanced by stripped and varnished floorboards. The inviting lounge includes an open fireplace set against a tiled hearth with contrasting laminate flooring, creating a warm, welcoming space. Adjacent to the lounge, the dining room showcases tiled flooring and French doors that open onto a picturesque rear garden. The seamlessly integrated modern kitchen is equipped with grey timber grain finish panelled units and oak flooring. There is also a neatly appointed first-floor bathroom features a white suite with a shower off the mixer tap. Additional amenities include combination gas central heating, UPVC double glazing, an alarm system, and a useful cellar with power and lighting. The rear garden is a tranquil retreat with a lawn, patio, slate chipping pathway, and planted borders. All this within walking distance to Sherwood's vibrant high street and local amenities, this home promises a perfect blend of style and functionality for those seeking a peaceful yet connected lifestyle.



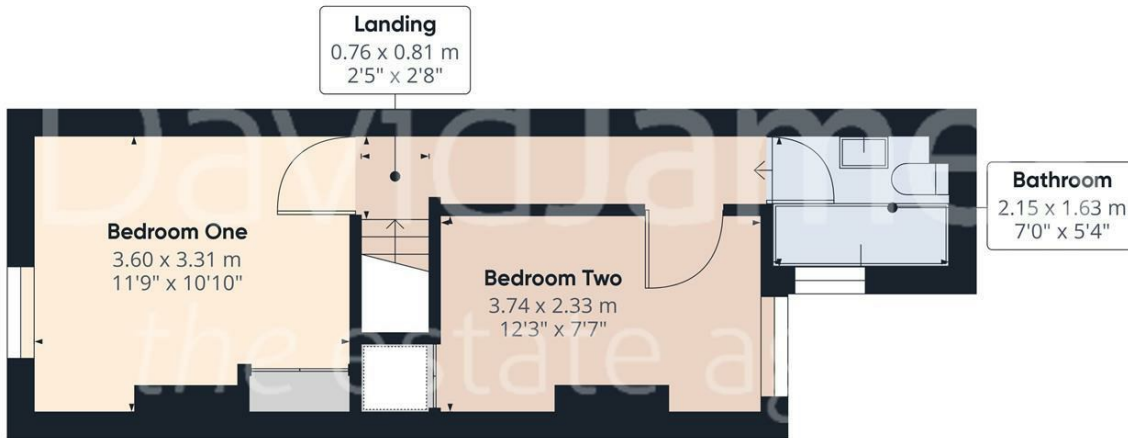
- Attractive Victorian mid terraced house
- Two bedrooms, both with original cast iron fireplaces and bedroom one with stripped and varnished floorboards
- Lounge with open fireplace with tiled hearth and laminate flooring
- Dining room with tiled flooring and French doors to the rear garden
- Modern kitchen, open plan to the dining room, with a range of grey timber grain finish panelled units with Oak flooring to the kitchen area
- First floor bathroom/Wc with white suite and shower off mixer tap
- Combination gas central heating, UPVC double glazing, alarm system
- Cellar with power and lighting
- Attractive rear garden with lawn area, patio and slate chipping pathway in addition to planted borders
- In walking distance to Sherwood's amenities and vibrant high street







Floor 0



Floor 1

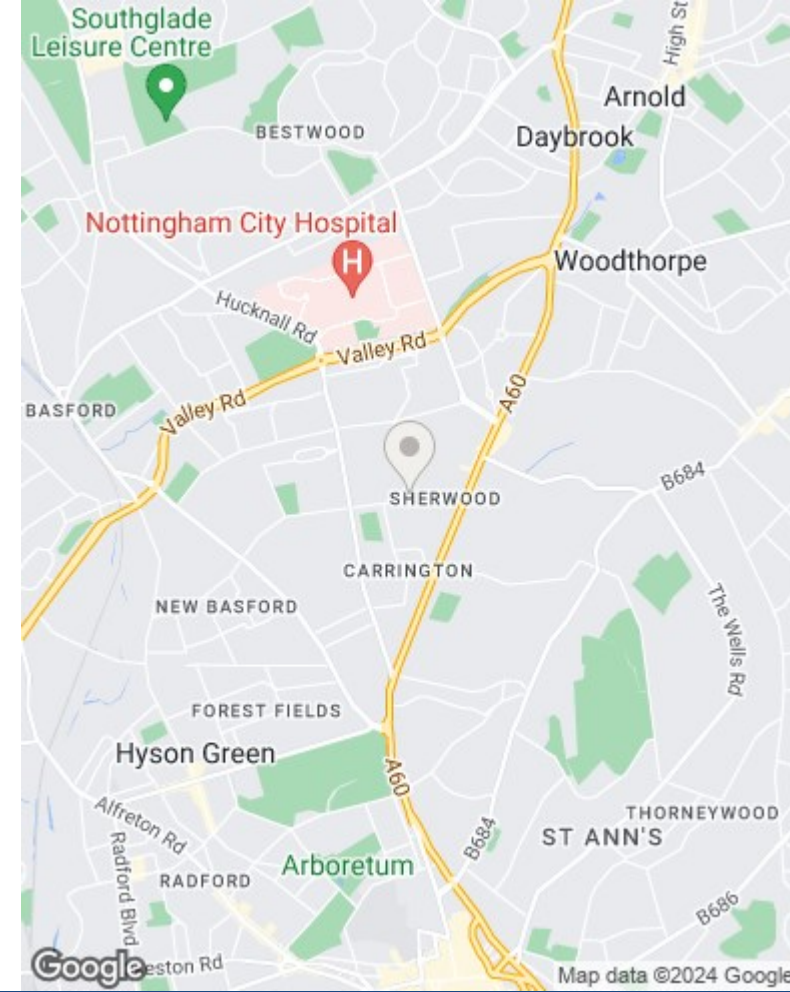


Approximate total area**
57.81 m²
622.28 ft²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: A
Nottingham City Council
Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

