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DavidJames
the estate agent

Haydn Road, Sherwood, Nottingham, NG5 2JU

Guide Price £175,000

About This Property

This period-style semi-detached house in Sherwood offers a blend of traditional features and modern convenience. The property includes two double bedrooms, with the main bedroom featuring an en-suite bathroom complete with a white suite and an electric shower. The lounge, a highlight of the home, boasts a cozy fireplace and beautifully stripped and varnished floorboards, leading into a separate dining room. The galley kitchen is designed with ample storage units. Additionally, there's a convenient ground floor shower room with a mains shower, a Wc and a washbasin located in the rear lobby. The home benefits from combination gas central heating and UPVC double glazing, ensuring year-round comfort. There is also a cellar. Outside, the rear yard features a planting bed and makes a nice seating area in the summer months. Located within walking distance to the shops and amenities of Sherwood and sold with no upward chain, this house is perfectly positioned for both convenience and lifestyle, making it an attractive option for potential buyers looking for a home with character and accessibility.



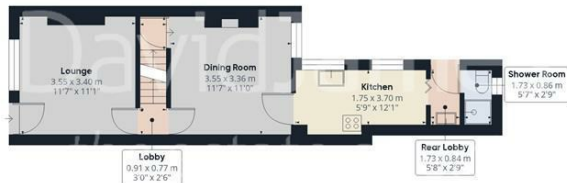
- Period style semi-detached house
- Two double bedrooms, bedroom one with en-suite bathroom/Wc with white suite and electric shower
- Lounge with fireplace and stripped and varnished floorboards
- Dining room with access to a cellar
- Galley kitchen with a range of units
- Ground floor shower room/Wc with mains shower and washbasin set in the adjacent rear lobby
- Combination gas central heating, UPVC double glazing
- Rear yard with planting bed
- In walking distance of Sherwood's shops and amenities
- Sold with no upward chain







Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾
78.29 m²
842.72 ft²

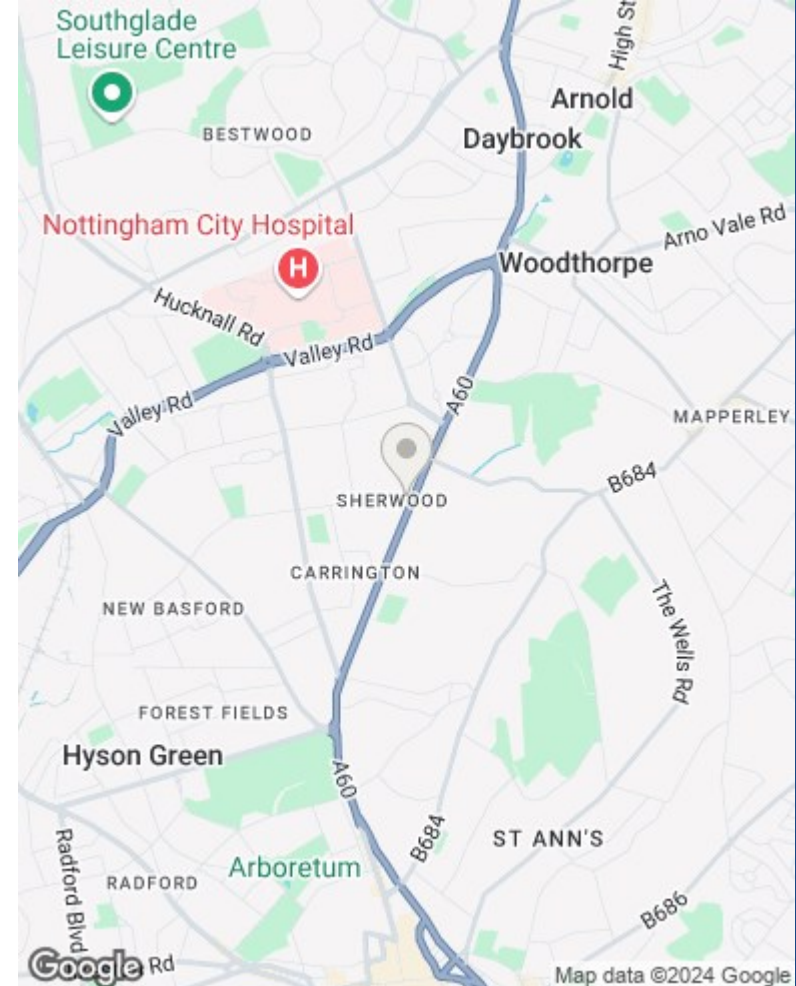
(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: A
Nottingham City Council
Freehold

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