



17 Compton Road, Sherwood – NG5 2NH

Guide Price **£250,000**

DavidJames
the estate agent



17 Compton Road

Sherwood, Nottingham

Traditional 3 bed semi-detached house offered with no chain and with lots of potential! A great location just a short walk from Sherwood's excellent amenities, schools and frequent bus services.

Council Tax band: B

Tenure: Freehold

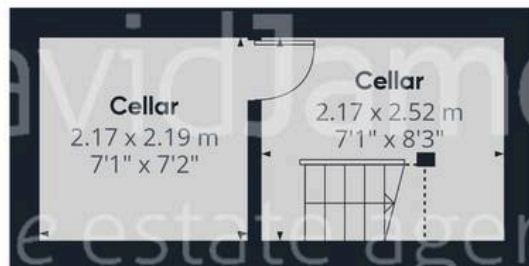
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Traditional semi-detached family home
- Lots of potential and an excellent location
- Close to a wide range of local amenities, schools and public transport links
- Available with no upward chain
- Bright and spacious entrance hall
- Two versatile reception rooms (lounge and adjoining dining room)
- Three bedrooms (including two double bedrooms)
- Bathroom and separate WC
- Gas boiler, UPVC windows and 2.5kW solar panels for energy efficiency
- Enclosed lawned rear garden with a useful outbuilding and landscaping potential







Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾

87.66 m²

943.58 ft²

Reduced headroom

0.94 m²

10.13 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.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.