



Cramworth Grove,
Sherwood, Nottingham
NG5 4AP

£200,000 Freehold



****MOVE STRAIGHT IN** **CALLING ALL FIRST TIME BUYERS!****

Robert Ellis Estate Agents are delighted to offer to the market this THREE BEDROOM SEMI-DETACHED property situated in Sherwood, Nottingham.

This property is a stones throw away from Sherwood Town Centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Arnold, Nottingham City Centre and surrounding villages/towns. You have Haydn Primary, Seely Primary, Walter Halls Primary and Arno Vale Junior within the area, making it ideal for families.

Upon entry, you are welcomed into the entrance hall which leads you into the living room and modern REFITTED kitchen. Off the kitchen is a utility room and ground floor W/C.

The stairs lead to the landing, FIRST DOUBLE bedroom, SECOND DOUBLE bedroom, third bedroom and the family bathroom with modern REFITTED FOUR-PIECE SUITE.

At the front of the property is a low maintenance garden with a driveway for parking. To the rear there is a large low maintenance garden with patio and gravel area.

An early viewing on this property is highly recommended to appreciate the accommodation on offer.



Entrance Hallway

5'11" x 11'5" approx (1.82 x 3.49 approx)

Composite entrance door to the front elevation. UPVC double glazed windows to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Access into Living Room, Kitchen and under stairs storage cupboard (housing electric meters) Carpeted staircase to First Floor Landing.

Living Room

11'0" x 12'2" approx (3.36 x 3.73 approx)

UPVC double glazed sectional bay window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

Kitchen

14'11" x 9'1" approx (4.56 x 2.79 approx)

UPVC double glazed windows to the rear elevation. UPVC double glazed door leading to enclosed rear garden. Laminate flooring. Wall mounted radiator. Recessed ceiling spotlights. Range of matching wall, base and drawers units with worksurfaces over. Double sink and drainer unit with dual heat tap over. Integrated electric oven. 4 ring Induction hob with extractor unit above. Integrated fridge freezer. TV point. Ample space for dining table. Access into Utility Room.

Utility Room

2'1" x 4'6" approx (0.64 x 1.39 approx)

UPVC double glazed window to the side elevation. Lino flooring. Housing combination boiler unit. Sliding doors leading to Ground Floor W/C.

Ground Floor W/C

2'0" x 4'0" approx (0.62 x 1.22 approx)

UPVC double glazed window to the rear elevation. Lino flooring. Ceiling light point. Low level flush W/C incorporating a sink with dual heat tap above.

First Floor Landing

6'1" x 5'0" approx (1.86 x 1.54 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch.

Bedroom 1

11'0" x 10'10" approx (3.36 x 3.31 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

Bedroom 2

10'3" x 9'3" approx (3.13 x 2.83 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

Bedroom 3

6'0" x 6'0" approx (1.84 x 1.85 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Ceiling light point.

Family Bathroom

6'11" x 6'5" approx (2.12 x 1.96 approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Fully tiled walls. Heated towel radiator. Recessed ceiling spotlights. Modern 4 piece suite comprising of a walk-in shower enclosure incorporating a mains fed shower with a rainwater showerhead and handheld showerhead, corner bath with dual heat tap, wall mounted vanity hand wash basin with dual heat tap with storage cupboards below and a low level flush W/C.

Front of Property

Driveway was space for 1 car. Iron fencing to the side elevation. Wall to the side elevation. Gate leading to rear of property.

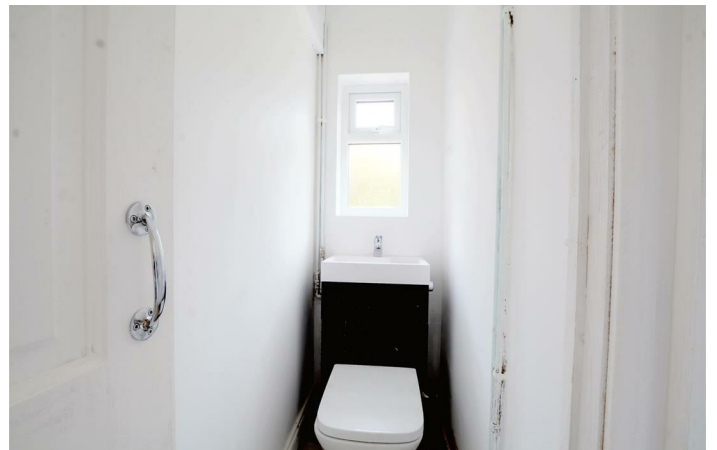
Rear of Property

Tiled area leading to a large patio area. Large pebble area. Surrounding by walls, shrubbery and fencing. Gated area leading to front of property.

Council Tax

Local Authority Nottingham

Council Tax band B





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
54	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales 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.