



Westbury Road  
Sherwood, Nottingham NG5 1EP

A THREE BEDROOM, END OF TERRACE  
FAMILY HOME SITUATED IN SHERWOOD,  
NOTTINGHAM

**Guide Price £220,000 Freehold**





\*\*\* GUIDE PRICE £220,000 - £225,000 \*\*\*

\*\*PERFECT FOR FAMILIES\*\*

Robert Ellis Estate Agents are delighted to bring to the market this fantastic THREE BEDROOM, END OF TERRACE FAMILY HOME situated in SHERWOOD, NOTTINGHAM

The property is within closed proximity to both Sherwood High Street and Nottingham City Centre, meaning you are just a short distance away from a variety of local amenities including independent cafes, supermarkets, public houses and schools. There is also the advantage of local bus links providing easy access in and around the city.

In brief the property comprises of; Entrance hall way, two reception rooms, kitchen, three bedrooms and a bathroom.

Externally the property has a gated driveway, large enclosed rear garden and garage to the rear.

DO NOT MISS OUT! Call today to arrange your viewing.



### Entrance Hallway

UPVC composite entrance door to the front elevation leading into the Entrance Hallway. UPVC double glazed opaque window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in under the stairs cupboard housing meters. Carpeted staircase to the First Floor Landing. Internal doors leading into the Lounge, Dining Room and Kitchen

### Lounge

12'4" x 13'1" approx (3.77 x 4 approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light points. Feature fireplace with 3 bar fire with wooden mantel

### Dining Room

10'11" x 11'4" approx (3.34 x 3.47 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light point. 4 bar fireplace. Built-in cupboard

### Kitchen

7'5" x 6'11" approx (2.27 x 2.11 approx)

Rear entrance door to the rear elevation. UPVC double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Ceiling light points. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with swan neck dual heat tap. Space and point for freestanding cooker. Space and plumbing for a automatic washing machine. Space and point for freestanding under the counter fridge freezer

### First Floor Landing

UPVC double glazed opaque window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch with ladder. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

8'11" x 10'11" approx (2.72 x 3.33 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light points. Built-in wardrobes and over the bed storage

### Bedroom 2

10'11" x 9'6" approx (3.34 x 2.90 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light points. Built-in wardrobes and desk area

### Bedroom 3

9'0" x 7'11" approx (2.75 x 2.42 approx)

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

### Family Bathroom

UPVC double glazed opaque window to the side elevation. Laminate flooring. Splashbacks. Wall mounted radiator. Ceiling light point. Extractor fan. Modern 3 piece suite comprising of a walk-in shower enclosure with glass shower screen and mains fed shower above, pedestal wash hand basin with dual heat tap above and a low level WC. Built-in storage cupboard

### Front of Property

To the front of the property there is a gated driveway providing off the road parking, steps to the front entrance, plants and shrubbery with fencing surrounding.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, laid to lawn area, flowerbeds and shrubbery, steps leading to tiered area and fencing surrounding. Access into the Garage and Outside Store

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

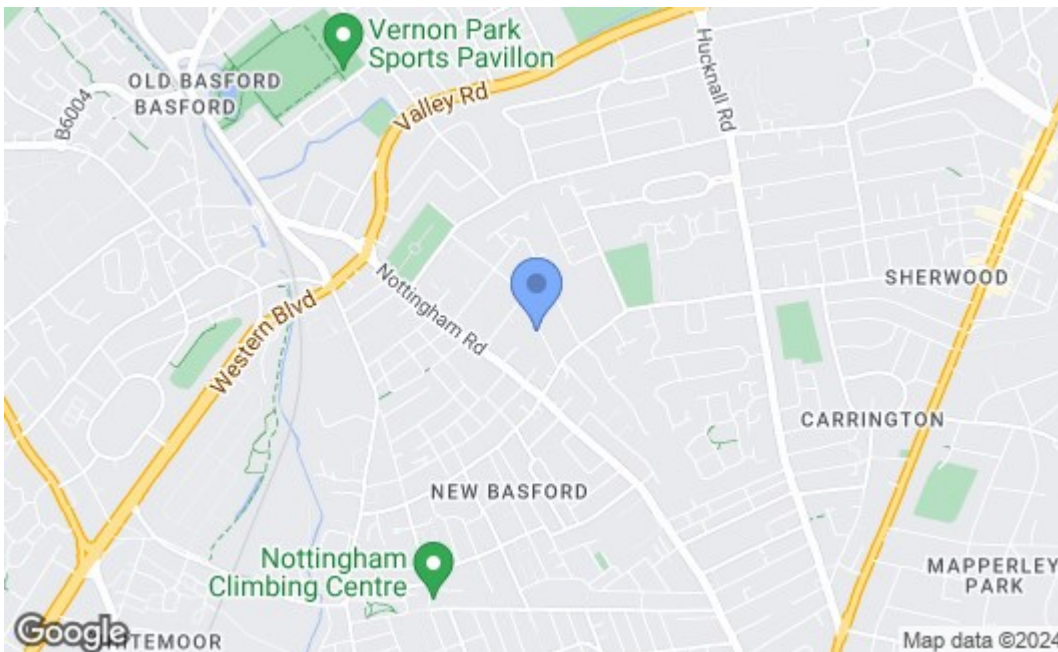
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.