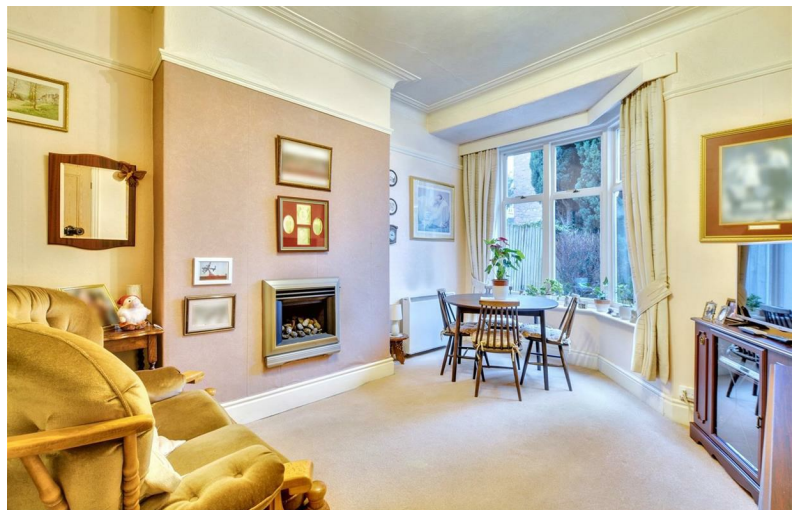


# Robert Ellis

*look no further...*



Victoria Road  
Sherwood, Nottingham NG5 2ND

**Guide Price £290,000 Freehold**

A FOUR BEDROOM SUBSTANTIAL  
VICTORIAN THREE STOREY SEMI  
DETACHED HOUSE.

0115 648 5485



/robertellisestateagent



@robertellisea





\*\*GUIDE PRICE £290,000 - £300,000 \*\*

ROBERT ELLIS ARE DELIGHTED TO OFFER TO THE MARKET THIS SUBSTANTIAL VICTORIAN THREE STOREY SEMI DETACHED HOUSE POSITIONED WITHIN THIS POPULAR TREE-LINED RESIDENTIAL LOCATION.

With accommodation over three floors, the ground floor comprises entrance hallway, living room, dining room, dining kitchen and utility room. The first-floor landing provides access to two of the three of the FOUR bedrooms and the bathroom suite and separate W/C. A further turning staircase then rises to the top floor where a further double bedroom can be found.

Other benefits to the property include gas fires, electric heating, partial double glazing and a dual compartment cellar accessed via a staircase from the hallway.

The property sits within this favorable tree-lined residential location within easy reach of excellent nearby transport facilities such as the inner ring road which provides access to both QMC and City Hospitals and links towards the M1 for further distance travelling and a variety of nearby town centers offering a vast array of national and independent retailers.

Although requiring a degree of modernization and improvement, we believe that the property would make a good longstanding family home and highly recommend internal viewing.

Viewing recommended.



### Front of Property

To the front of the property there is a low maintenance paved front garden with mature trees and shrubbery planted the borders, walled boundaries and a pathway leading to the entrance door.

### Storm Porch

2'2 x 7'7 approx (0.66m x 2.31m approx)

UPVC double glazed door to the front elevation with fixed double glazed panels to the front elevation, additional UPVC double glazed window to the side, mosaic tiling to the floor, wall light point, internal glazed door leading through to inner entrance hallway.

### Inner Entrance Hallway

15'10 x 9'9 approx (4.83m x 2.97m approx)

UPVC double glazed window to the side elevation, glazed door to the front, staircase leading to the first floor landing, ceiling light point, coving to the ceiling, picture rail, door with access to cellar, panelled doors leading off to rooms.

### Living Room

12'5 x 15'03 approx (3.78m x 4.65m approx)

UPVC double glazed window to the front elevation, ceiling light point with fan, coving to the ceiling, picture rail, wall light point, built in meter cupboards and television stand, feature fireplace incorporating stone surround and hearth with inset living flame gas fire, electric storage heater.

### Dining Room

15'08 x 11'03 approx (4.78m x 3.43m approx)

Sectional double glazed bay window to the rear elevation, ceiling light point, coving to the ceiling, picture rail, electric storage heater, wall mounted living flame gas fire.

### Open Plan Dining Kitchen

18'2 x 9'05 approx (5.54m x 2.87m approx)

A range of matching wall and base units incorporating laminate work surfaces over, four ring gas hob with built-in extractor hood over, stainless steel sink with mixer tap above, integrated fridge freezer, integrated eye level NEFF oven, ceiling light point, coving to the ceiling, tiled splashbacks, electric storage heater, UPVC double glazed windows to the side elevations, double glazed door providing access to the rear garden, ample space for dining table within extension, internal glazed doors leading through to additional utility area.

### Utility Area

3'2 x 9'08 approx (0.97m x 2.95m approx)

UPVC double glazed windows to the side and rear elevations with light and power, currently housing additional chest fridge freezer, space and point for tumble dryer, space and plumbing for automatic washing machine.

### First Floor Landing

Ceiling light point, staircase leading to attic room, panelled doors leading off to rooms.

### Bedroom One

12'07 x 11' approx (3.84m x 3.35m approx)

UPVC double glazed window to the rear elevation, electric storage heater, ceiling light point, feature decorative fireplace incorporating cast iron fire surround.

### Bedroom Two

15'02 x 12'08 approx (4.62m x 3.86m approx)

UPVC double glazed picture window to the front elevation, electric storage heater, ceiling light point, feature decorative cast iron fire surround.

### Bedroom Three

8' x 7'05 approx (2.44m x 2.26m approx)

UPVC double glazed window to the front elevation with additional side window, ceiling light point, electric storage heater.

### Bathroom

6' x 9' approx (1.83m x 2.74m approx)

UPVC double glazed window to the rear elevation, walk-in shower enclosure featuring electric shower above, vanity wash hand basin with storage cupboards below, low level flush WC, tiled splashbacks, two electric storage heaters, electric heated towel rail, ceiling light point,

### Separate WC

5' x 2'07 approx (1.52m x 0.79m approx)

UPVC double glazed window to the side elevation, low level flush WC, ceiling light point, tiled splashbacks.

### Attic Room

20'4 x 11' approx (6.20m x 3.35m approx)

UPVC double glazed window to the side elevation, ceiling light point, wall light point, feature decorative fire with cast iron surround, electric storage heater.

### Cellar

15'10 x 7'08 approx (4.83m x 2.34m approx)

With light and power, offering additional storage space, divided into two separate sections.

### Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with large paved patio area, external water tap, mature shrubs and trees planted to the borders, fencing to the boundaries, secure gated access to the front elevation.

### Agents Notes: Additional Information

Council Tax Band: C

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

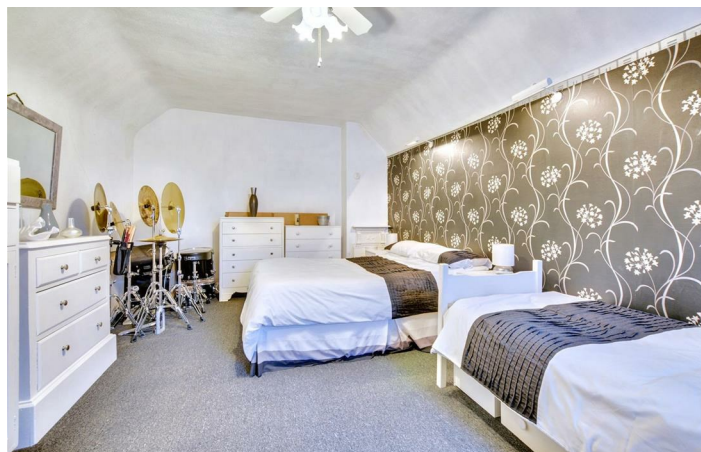
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

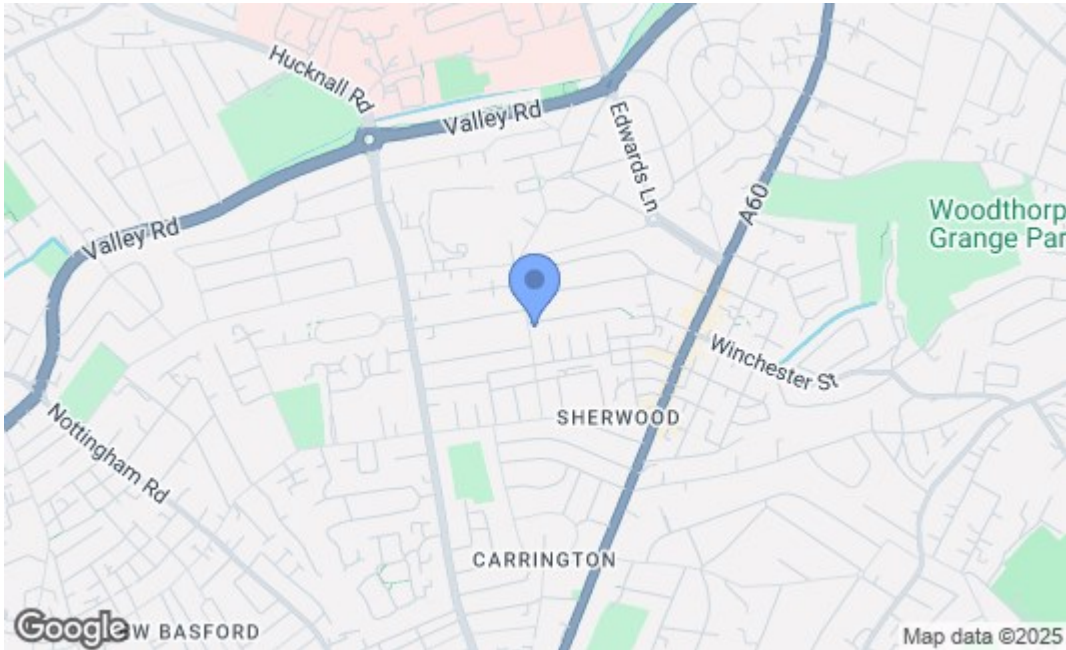
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
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.