



11a Sherbrook Avenue, Nottingham, NG5 6AN

Offers Around £180,000

- Spacious Two Bedroom Semi Detached House
- Two Double Bedrooms
- Cul-De-Sac
- No Upward Chain
- Lounge and Kitchen/Diner
- First Floor Bathroom
- Rear Garden

# 11a Sherbrook Avenue, Nottingham NG5 6AN

Spacious Two Bedroom Semi Detached House situated on a pleasant cul-de-sac. Accommodation comprises; Lounge and Kitchen/Diner, Two Double Bedrooms and a First Floor Bathroom. Gas Heating. Good Size Rear Garden. No Upward Chain.



Council Tax Band:



#### Entrance Hall

Radiator. Stairs to the first floor. Door to the Lounge.

#### Lounge

14'5 x 15'3

Bay window to the front. Radiator. Door to the Kitchen/Diner.

#### Kitchen/Diner

14'5 x 8'1

Range of base and wall units. Radiator. Breakfast Bar. Window to the side and rear. Door to the rear. Plumber for washing machine and cooker.

#### First Floor Landing

Doors to both bedrooms and the bathroom.

#### Bedroom

14'6 x 10'9

Radiator. Window to the front. Cupboard housing the gas boiler.

#### Bedroom

11'1 x 9'11

Window to the rear. Radiator.

#### Bathroom

Sink unit. Low level flush toilet. Bath with electric shower over. Radiator. Window to the rear.

#### Exterior

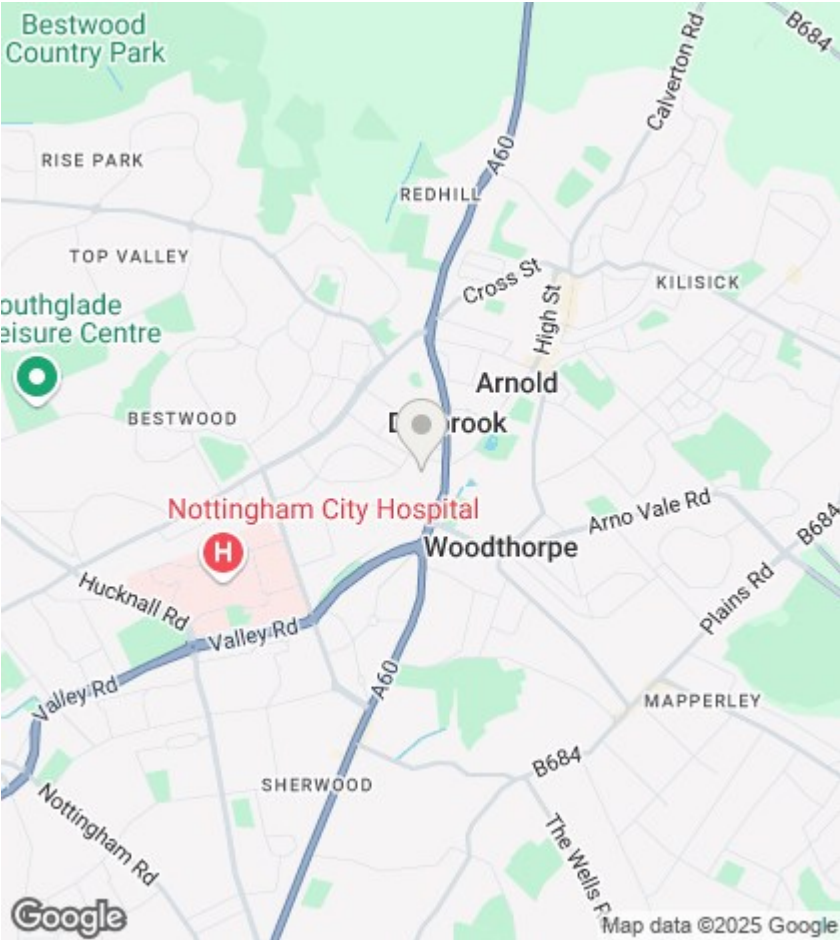
Raised deck area. Fenced borders. Parking area to the front.











Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

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