



Sherbrook Road
Daybrook Nottingham



Sherbrook Road Daybrook Nottingham NG5 6AP

for sale offers over
£150,000

Property Description

This well-sized two-bedroom ground floor maisonette presents a great opportunity for a range of buyers, including first-time homeowners, families, and investors. Though it would benefit from some updating, the property offers strong potential to be transformed into a stylish and comfortable residence. Conveniently located in a popular area, it provides easy access to local shops, amenities, and excellent transport links. It also sits within the catchment for respected schools and is close to the City Hospital.

Inside, the home features a bright living room overlooking the front garden, two spacious bedrooms, a practical fitted kitchen with good storage, and a fully tiled bathroom with an electric shower. Outside, there is on-street parking and a garage for secure parking or extra storage.

With an EPC rating of C, the property offers improved energy efficiency and lower running costs. Overall, this maisonette combines location, space, and potential making it a smart choice for those looking to add value and personalise their home.

Agency Note

* Please be aware that Burchell Edwards have not had access to the rooms within this property for internal photos to support this property listing in full. *

Entrance Hall

Entry via UPVC door, wall mounted radiator and laminate flooring to finish.

Lounge/Diner

10' 3" into chimney breast x 17' 11" + door recess (3.12m into chimney breast x 5.46m + door recess)
The lounge consists of fireplace with surround, wall mounted radiator, French doors to side and laminate floors to finish.

Kitchen

6' 8" x 8' 6" (2.03m x 2.59m)

The kitchen benefits from window to side elevation, wall and base mounted units, Electric cooker and hob with hood, composite sink and drainer, boiler and tiled floors.

Bedroom One

6' 5" + wardrobe x 17' (1.96m + wardrobe x 5.18m)
Bedroom one consists of window to side, wall mounted radiator, carpet flooring and benefits from built in wardrobes/Dressing area.

Bedroom Two

.6' 8" into recess x 13' 8" into recess (2.03m into recess x 4.17m into recess)
Bedroom two consists of window to side, wall mounted radiator, carpet flooring and benefits from storage cupboard.

Shower Room

Bathroom with walk in shower cubicle, toilet, full tiled splashback, window to front, wash hand basin and wall mounted radiator.

Garage

17' 1" x 8' 10" at door open (5.21m x 2.69m at door open)
No access

Externals

Front elevation is an enclosed garden with fence surround and mostly laid to lawn. Includes shared access for neighbour.

Agent Note

The property also has CCTV, security lighting for the property and garage.



Approx. Gross Internal Floor Area 574 sq. ft / 53.37 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

To view this property please contact Burchell Edwards on

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12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 25.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/MFD209416

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1977. Should you require further information please contact the branch.
 Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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