Robert Ellis

look no further. . .

Broxtowe Street
Sherwood, Nottingham NG5 2JT

A THREE BEDROOM, THREE STOREY MID TERRACE FAMILY HOME SITUATED IN SHERWOOD, NOTTINGHAM.

Guide Price £170,000 Freehold

** GUIDE PRICE £170,000 - £180,000 ** IDEAL FIRST TIME BUY / INVESTMENT **

Robert Ellis Estate Agents are delighted to bring to the market this THREE STOREY, THREE BEDROOM MID TERRACE FAMILY HOME situated in SHERWOOD, NOTTINGHAM with the added benefit of NO CHAIN.

The home is positioned in a prime location near the vibrant Sherwood high street, which boasts an array of shops, eateries, excellent amenities, and easy access to the city centre, city hospital, universities and excellent schools.

Upon entry, you are welcomed into the hallway which allows access to the study, lounge and kitchen with fitted units. Stairs lead to landing, first double bedroom, second bedroom and family bathroom. Stairs lead to second landing, third bedroom and en-suite.

To the rear is an enclosed courtyard which is low maintenance, allowing buyers to enjoy immediately.

A viewing is ESSENTIAL to appreciate its LOCATION and SIZE- Contact the office now to arrange your viewing!

Front of Property
To the front of the property there is on road permit parking.

Entrance Hallway
Wooden entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, door to reception room/bedroom.

Reception Room/Bedroom 4
7'0" x 11'4" approx (2.14 x 3.47 approx)
Carpeted flooring, single glazed window to the front elevation, coving to the ceiling, built-in storage, wall mounted radiator.

Lounge Kitchen Diner
12'4" x 18'11" approx (3.76 x 5.78 approx)
Carpeted flooring and linoleum flooring to kitchen area, door to cellar, wall mounted radiator, single glazed wooden door to the side elevation giving access to the rear garden, single glazed window to the side elevation, a range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, plumbing for a washing machine, space for a cooker, space for a fridge freezer, cooker hood.

First Floor Landing
Carpeted stairway leading to first floor landing comprising doors to rooms.

Bedroom 1
10'10" x 11'3" approx (3.32 x 3.45 approx)
Carpeted flooring, double glazed window to the front elevation, feature fireplace, over stairs storage, wall mounted radiator.

Bedroom 2
9'0" x 10'0" approx (2.76 x 3.05 approx)
Carpeted flooring, single glazed window to the rear elevation, wall mounted radiator.

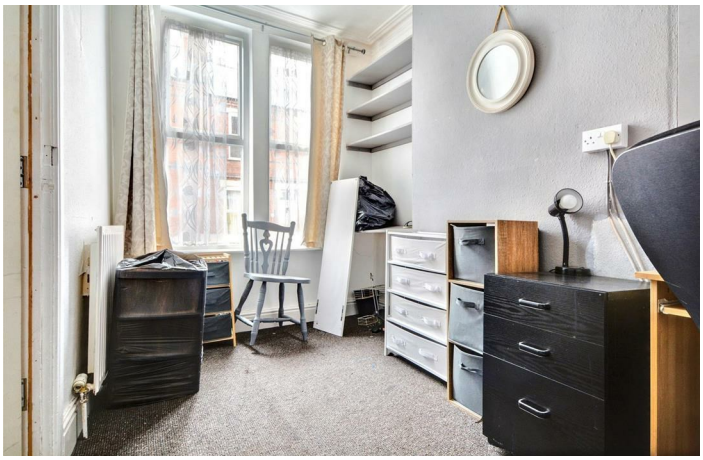
Bathroom
Linoleum flooring, WC, double glazed window to the side elevation, hand wash basin with separate hot and cold tap, tiled splashbacks, wall mounted radiator, bath with separate hot and cold tap, electric shower.

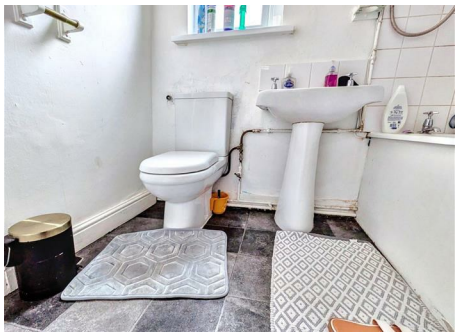
Bedroom 3
11'5" x 10'9" approx (3.48 x 3.30 approx)
Carpeted flooring, single glazed window to the front elevation, feature fireplace, wall mounted radiator, door to en-suite.

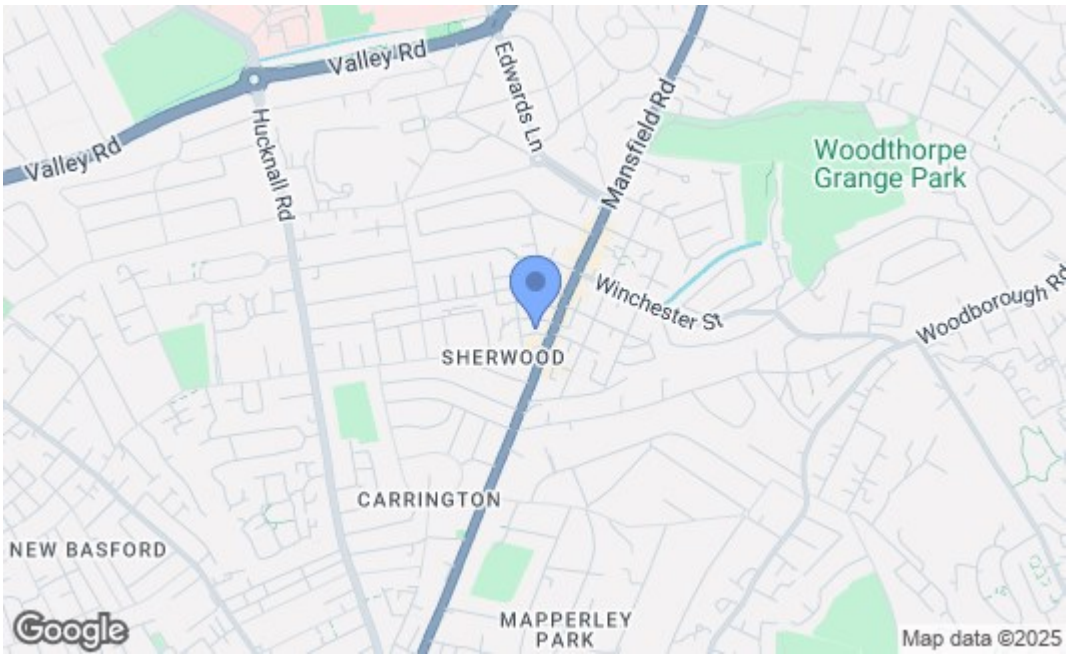
En-suite
Linoleum flooring, WC, vanity wash hand basin with mixer tap, tiled splashbacks, shower cubicle with mains fed shower.

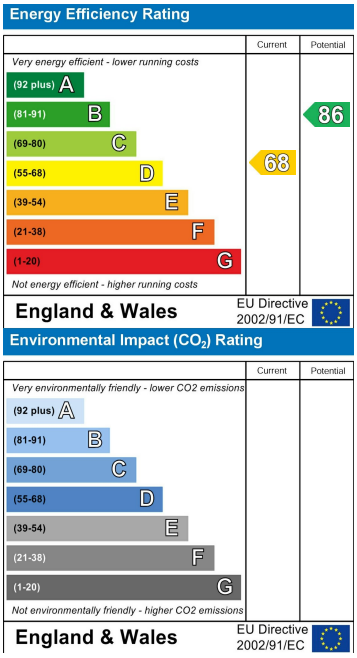
Rear of Property
To the rear of the property there is a courtyard and brick built store, walls and fencing to the boundaries with a gate to the rear for bin access.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky
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









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.

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