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Property Services

# FOR SALE

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# 7 WOODVILLE ROAD, SHERWOOD, NOTTINGHAM, NOTTINGHAMSHIRE NG5 2JS

## £165,000

# 7 WOODVILLE ROAD, SHERWOOD, NOTTINGHAMSHIRE NG5 2JS

This mid terraced home has been previously refurbished to a high standard throughout and is offered to the market with NO UPWARD CHAIN

Please note that, due to the property being Tenanted currently, as a courtesy to the Tenant and their own belongings, we have used from photographs when previously upgraded and also Vacant. We would ask that this is taken into account when viewing.

The accommodation is set over two floors and comprises two reception rooms and a kitchen to the ground floor, with two double bedrooms and a fitted bathroom to the first floor. There is also an enclosed and southerly facing courtyard to the rear. The property benefits from both gas central heating and UPVC double glazing.

Situated within walking distance of Mansfield Road (A60) (120yds!) which allows access to Sherwood's affluent high street with local retailers, shops, restaurants and bars. This also offers transport links to surrounding towns and Nottingham City centre which is within 15 minutes travel. You are also accessible to the tram via a short walk or the 'park and ride' car park.

Sherwood continues to be one of Nottingham's most dynamic and happening places to live. The area is celebrated for its cosmopolitan community spirit and an eclectic high street packed with independent artisan shops, welcoming cafés, bars, and popular local restaurants.

Enjoy the local grocery stores, community hubs, and green spaces such as nearby Woodthorpe Park. The property is located within convenient reach of the Nottingham City Hospital and equipped with fantastic bus links running regularly less than 250 yards away.

Sherwood is also home to popular annual events like Sherwood Art Week and a welcoming neighbourhood atmosphere.

# BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.

For more details, email **sponsorship@hammondpropertyservices.com**

**Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.**

**For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz**

**ANTI-MONEY LAUNDERING (AML) COMPLIANCE**

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

**DISCLAIMER ON PROPERTY TESTING**

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

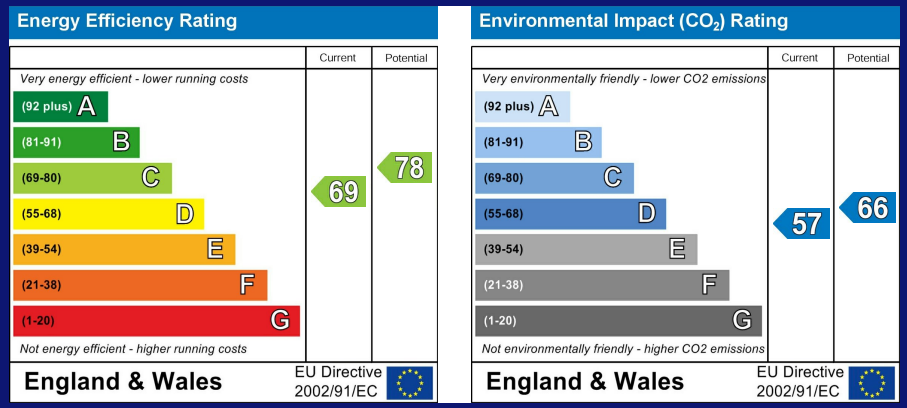
**IMPORTANT NOTICE**

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

**REFERRAL FEES**

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026




**COUNCIL TAX BAND A**

Hardwood entrance door into the

**LOUNGE**
11'0 x 10'0 (3.35m x 3.05m)
UPVC double glazed window to the front elevation, ceiling light point, central heating radiator, built in meter cupboard, access to the:-

**INNER HALLWAY**
Under stairs store cupboard, wall mounted alarm control panel, ceiling light point, access to the:-

**DINING ROOM**
11'0 x 11'0 (3.35m x 3.35m)
UPVC double glazed window to the rear elevation, ceiling light point, central heating radiator, door leading to stairs to the first floor, access to the:-

**KITCHEN**
12'0 x 6'0 (3.66m x 1.83m)
UPVC double glazed windows to the side and rear elevations, UPVC double glazed door to the side elevation, ceiling light point, extractor fan, central heating radiator, a range of fitted units to the wall and base, roll edge work surfaces, single drainer stainless steel sink unit with cupboards under, plumbing for washing machine, gas point for cooker, space for fridge/freezer.

**FIRST FLOOR LANDING**
Loft access hatch, ceiling light point, gives access to two bedrooms and the bathroom.

**BEDROOM 1**
11'0 x 10'2 (3.35m x 3.10m)
UPVC double glazed window to the front elevation, ceiling light point, central heating radiator

**BEDROOM 2**
11'0 x 8'0 (3.35m x 2.44m)
UPVC double glazed window to the rear elevation, ceiling light point, central heating radiator, built in over stairs airing.

**BATHROOM**
UPVC double glazed window to the side elevation, ceiling light point, central heating radiator. Fitted with a three piece suite comprising panelled bath with electric shower over and full height tiled splash backs, low flush W.C. and a pedestal wash hand basin with tiled splash back. Wood effect vinyl flooring.

**OUTSIDE**
To the rear of the property there is a yard area with gated access, picket fencing and outside lighting.

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Steve Pritchett

Please contact us for a FREE discussion on our services

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Please call **Denise Campbell** on **01949 87 86 90**

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**Impressed by the quality of this brochure?**

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**Please call this office on**
**01949 87 86 85**
**to arrange a suitable time for us to call out and to discuss what we do and how we do it!**