

# Robert Ellis

*look no further...*



Woodville Road  
Sherwood, Nottingham NG5 2JS

**Asking Price £220,000 Freehold**

A WELL PRESENTED HOME FOR SALE IN  
SHERWOOD!

0115 648 5485



/robertellisestateagent



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#### MUST VIEW!

Situated in the ever-popular area of Sherwood, Nottingham, this well-presented two-bedroom semi-detached home offers convenience, comfort, and excellent potential. Ideally located within easy walking distance to local shops, reputable schools, and reliable bus links, this property is perfectly suited to both first-time buyers and investors alike.

Upon entering, you are welcomed into the entrance porch, which leads through to a bright and spacious lounge. From here, you'll find access to the kitchen as well as the staircase to the first floor. The property benefits from brand-new carpets throughout, adding a fresh and modern feel. The home also features cavity wall insulation, helping improve energy efficiency and overall comfort.

Upstairs comprises two well-proportioned bedrooms along with a family bathroom.

Outside, the property boasts a generous rear garden with a paved rear courtyard as well as an additional piece of land, offering plenty of space for outdoor enjoyment, play, or future landscaping ideas. For added peace of mind, the property is also equipped with a burglar alarm system.

With its sought-after location and attractive features, this home is sure to generate high levels of interest – don't miss out! Contact us today to arrange a viewing.



### Entrance Porch

UPVC double glazed entrance door to the front elevation leading into the entrance porch comprising carpeted flooring, wall mounted electrical consumer unit, ceiling light point, door leading through to the lounge.

### Lounge

11'54 x 12'77 approx (3.35m x 3.66m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, under stairs storage cupboard, carpeted staircase leading to the first floor landing, door leading through to the kitchen.

### Kitchen

11'55 x 9'88 approx (3.35m x 2.74m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and point for a washing machine, space and point for a cooker, tiled splashbacks, wall mounted boiler, wall mounted radiator, ceiling light point, linoleum flooring, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation.

### First Floor Landing

Carpeted flooring, ceiling light point, access to the loft, UPVC double glazed window to the side elevation, doors leading off to:

### Bedroom One

11'53 x 12'01 approx (3.35m x 3.68m approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, built-in storage.

### Bedroom Two

6'15 x 9'93 approx (1.83m x 2.74m approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

### Bathroom

4'60 x 6'71 approx (1.22m x 1.83m approx)

Linoleum flooring, handwash basin with separate hot and cold taps, WC, UPVC double glazed window to the rear elevation, bath with separate hot and cold taps with electric shower over, wall mounted radiator.

### Front of Property

To the front of the property there is a gated pathway leading to the front entrance door with walled boundaries.

### Rear of Property

To the rear of the property there is an enclosed rear paved courtyard as well as additional piece of land with fenced and walled boundaries.

### 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, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1800mbps

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

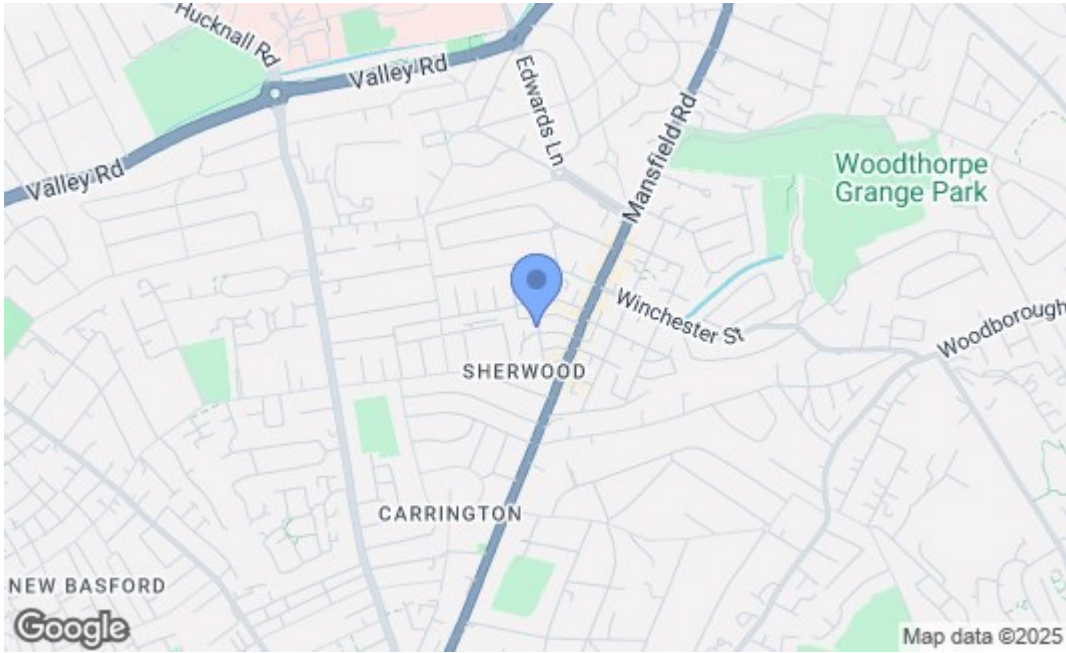
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	76
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.