

## 162 Mansfield Street, Sherwood, Nottingham, NG5 4AU

Offers Around £290,000

Freehold



- Victorian Character
- Fully Renovated Under Current Owners
- Three Double Bedrooms
- Two Reception Rooms
- Accommodation Across Four Floors
- Family Bathroom to First Floor
- Fully Landscaped Rear Garden
- Easy Links to Public Transport
- Close Proximity to Ample Amenities
- Great School Catchment Areas





## Summary

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This charming, three-bedroom, mid-terraced, Victorian home that blends characterful features with practical living space. The ground floor offers a welcoming living room to the front, while to the rear there is a separate dining room leading into the kitchen, creating a functional layout ideal for both everyday living and entertaining. A useful basement provides additional storage or potential for further use.

To the first floor, a central landing gives access to two well-proportioned bedrooms and a family bathroom. The second floor is dedicated to the third bedroom, offering a private and versatile space.

Externally, the property benefits from on-street parking, a paved and low-maintenance front garden and an attractive rear garden featuring a terraced patio area, laid lawn, vegetable patch and a garden shed. Throughout the home, characterful touches such as exposed brick walls, ceiling spotlights and stylish vertical radiators enhance its appeal, creating a warm and contemporary living environment.

# F&C

## The Location

Sherwood is one of Nottingham's most popular suburbs because it strikes a strong balance between city convenience and a relaxed, community feel. One of its biggest advantages is location. Sitting just a few miles from Nottingham city centre, it offers easy commuting with frequent bus routes and quick access into the city, making it ideal for professionals and families alike.

## Accommodation

### Front

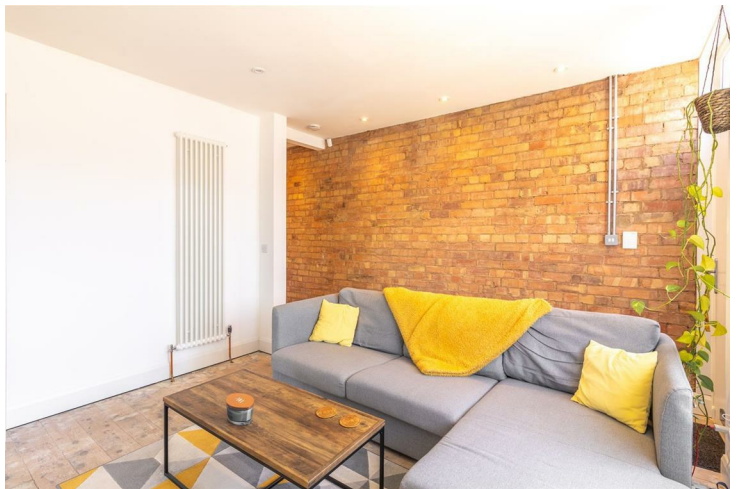
The property is rendered to the front with a patio area, walls surrounding garden and has a paved step up to a composite front door. There is on street parking.

### Ground Floor

#### Living Room

18'1" x 13'4" (5.52 x 4.08)

Having wooden floorboards, radiator, bay window to front, feature exposed brickwork wall, ceiling downlights, built-in cupboard and vertical radiator.



## Hallway

Featuring wooden flooring, exposed brickwork door and staircase, basement and staircase leading to landing on first floor and entering into kitchen diner.



## Dining Area

13'2" x 12'9" (4.03 x 3.90)

With wood flooring, feature exposed brickwork wall, ceiling downlights, vertical radiator and access to the kitchen.



## Kitchen

9'10" x 8'2" (3.01 x 2.49)

Having tiled flooring, radiator, combination boiler, induction hob with extractor hood over, oven, fully integrated slimline dishwasher, ceiling downlights, door to rear garden/terrace patio and window to rear.



## Lower Ground Floor

### **Converted Basement**

15'6" x 6'3" & 12'6" x 6'8" (4.73 x 1.93 & 3.83 x 2.04)

Having flooring, ceiling spotlights, radiators, access to meter cupboard, brick wall partially dividing the space into two rooms and window offering natural light.



### **First Floor Landing**

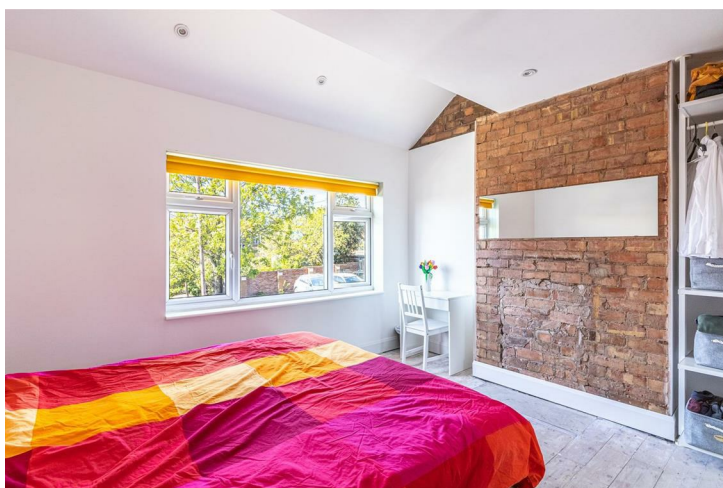
15'8" x 2'7" (4.80 x 0.80)

With wood flooring, ceiling downlights, vertical radiator, access to bedrooms one and two and the family bathroom. Having stairs to second floor.

### **Bedroom One**

13'1" x 12'3" (4.00 x 3.74)

With wood flooring, partially vaulted ceiling, ceiling downlights, fitted storage and vertical radiator.



## Bedroom Two

13'0" x 10'2" (3.98 x 3.12)

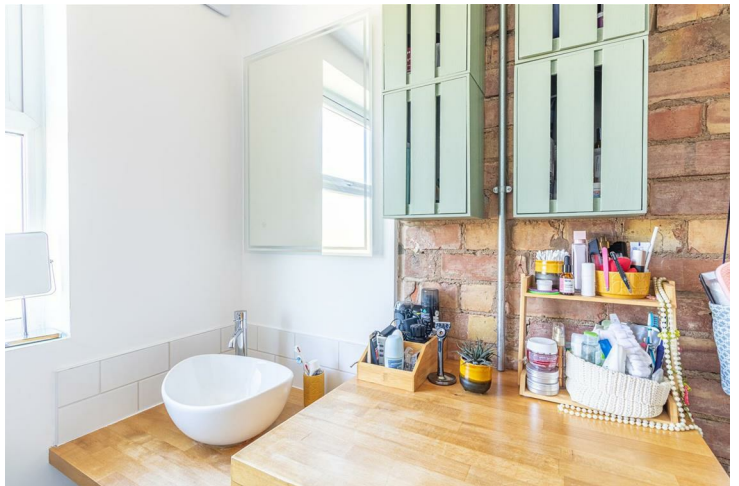
With wooden floor, feature exposed brickwork, ceiling downlights, vertical radiator and window to rear.



## Family Bathroom

9'11" x 8'3" (3.03 x 2.52)

With tile flooring, feature exposed brickwork, ceiling downlights, WC, vanity unit, space for washing/drying machine, radiator, shower cubicle, extractor fan, built-in speakers for music and dual-aspect windows with frosted glass.



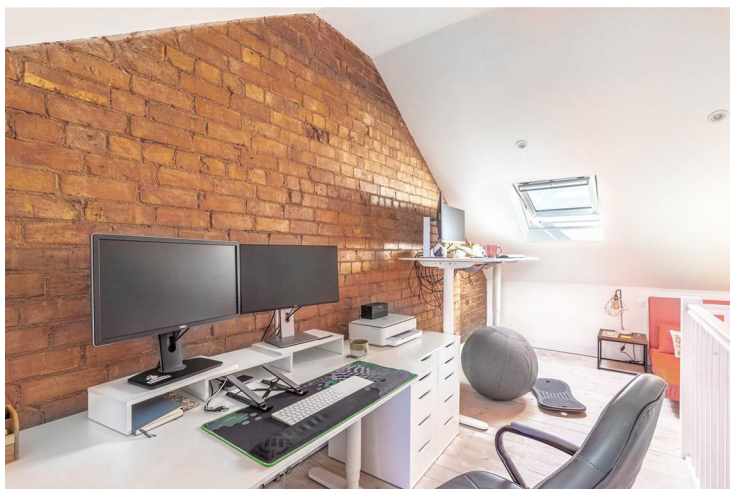
Second Floor Landing



### Bedroom Three

24'0" x 13'3" (7.33 x 4.06 )

With dual aspect windows to front and rear, wooden flooring, exposed brickwork, feature ceiling down lights, dual aspect windows to front, radiator, Victorian style fireplace and wash hand unit.

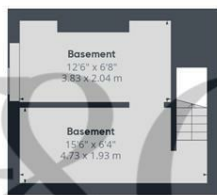


## Rear Garden

Comprising raised patio/terrace with surrounding wall, side gate access to front of property, raised flowerbeds, laid to lawn, growing patch, shed, mature tree and walled garden to two boundaries.



Council Tax Band A



Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area<sup>®</sup>

1366 ft<sup>2</sup>

126.8 m<sup>2</sup>

Reduced headroom

36 ft<sup>2</sup>

3.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>64</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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Council Tax Band: A  
Tenure: Freehold

