



5 Pump Works Close, Sherwood, NG5 2HU

£210,000

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# 5 Pump Works Close Sherwood, NG5 2HU

- Modern town house
- Hall with downstairs toilet
- Bathroom with electric shower
- Two double bedrooms
- Lounge & kitchen diner
- NO UPWARD CHAIN

**NO UPWARD CHAIN!** A modern two double bed roomed mid-town house forming part of a small private development, literally a minutes walk from Sherwood's thriving shopping area, with allocated parking and newly turfed back garden!

**£210,000**



The property has a front living room, middle hall with downstairs toilet and a full width dining kitchen.built in 2016

### Louge

With a full height UPVC double-glazed window and composite front entrance door. Wood laminate flooring which continues through to the inner hallway, radiator, two ceiling light points, TV aerial points and ample power points.

### Inner Hallway

Stairs to the first floor landing with under-stair cupboard and doors to both the downstairs toilet and the kitchen diner.

### Downstairs Toilet

Consisting of a dual flush toilet and a corner pedestal wash basin with tiled splashback. Extractor fan, radiator and tile effect floor covering.



### Kitchen Diner

Fitted with a range of wall and base units with granite effect worktops, matching upstands and an inset one and a half bowl stainless steel sink unit and drainer. Integrated brushed steel trim electric oven and four-ring gas hob with extractor. Plumbing for a washing machine, space for an upright fridge freezer, radiator and two ceiling light points. Concealed Potterton combination gas boiler, UPVC double-glazed window and double doors leading out to the rear patio.

### First Floor Landing

With radiator, loft access and doors to both bedrooms and bathroom.

### Bedroom 1

UPVC double-glazed rear window and radiator.

### Bedroom 2

UPVC double-glazed front window, radiator and built-in wardrobe.

### Bathroom

Consisting of a bath with glass screen and full height tiled surround with an electric shower. Pedestal wash basin with matching tiled splashback, dual flush toilet, electric shaver point, extractor fan, LED downlights, light tube, radiator, and tile effect floor covering.

### Outside

In front of the property is a block-paved residents courtyard with an allocated parking space. To the rear, is a full-width paved patio with a newly lawned garden and a majority fenced perimeter. Recess with garden shed and side gated access.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band A

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: no

FLOOD RISK: very low





**PUMP WORKS CLOSED**  
(PRIVATE ROAD)



ASBESTOS PRESENT: no  
ANY KNOWN EXTERNAL FACTORS: no  
LOCATION OF BOILER: kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: TBC  
MAINS ELECTRICITY PROVIDER: TBC  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: yes  
BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: level access

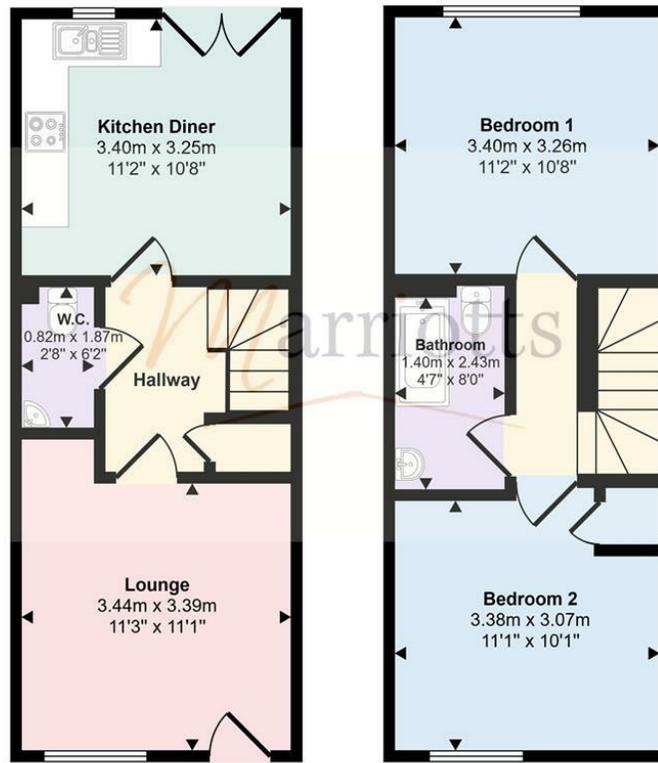
**OTHER INFORMATION:**

\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.





Approx Gross Internal Area  
63 sq m / 681 sq ft



Ground Floor  
Approx 32 sq m / 344 sq ft

First Floor  
Approx 31 sq m / 338 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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