



Broxtowe Street
Sherwood, Nottingham NG5 2JT

£165,000 Freehold

DEVELOPMENT OPPORTUNITY - THREE
STOREY VICTORIAN TERRACE



Situated on the highly desirable Broxtowe Street in the heart of Sherwood (NG5), this three storey Victorian mid-terrace property presents an excellent development opportunity in a sought-after residential area just moments from the vibrant high street.

The property benefits from newly installed UPVC windows throughout and offers spacious accommodation across three floors, providing an ideal blank canvas for renovation and improvement. Please note the property currently has no central heating.

Upon entering the property, you are welcomed into a front lounge which leads through to a further reception room, creating a flexible living space. From the rear reception room there is access to a small kitchen, which in turn provides access to the rear garden.

Externally, the property enjoys a large yard-style rear garden which is extremely easy to maintain. The outdoor space also includes an outside WC and rear access, adding further practicality.

To the first floor there are two well-proportioned double bedrooms along with a three piece family bathroom. Stairs continue to the second floor where a further large double bedroom can be found, offering excellent additional accommodation and development potential.

The location is a particular highlight, with Sherwood's thriving high street just a two minute walk away, offering a wide range of shops, cafés, restaurants and everyday amenities. The area also benefits from excellent transport links into Nottingham city centre as well as convenient access to nearby schools.

This is an ideal opportunity for developers, investors or buyers looking to renovate and add value in one of Nottingham's most popular neighbourhoods. Early viewing is recommended to appreciate the potential and prime location on offer.



Lounge

13'9" x 12'1" approx (4.2 x 3.7 approx)

Door to the front, UPVC double glazed window, wood flooring, chimney breast, ceiling light point, original skirting and coving.

Dining Room

12'0" x 12'8" approx (3.68m x 3.87m approx)

Original ceramic tiled floor, ceiling light with fan, full height fitted cupboards, large chimney breast with gas fire, original skirting.

Cellar

Accessed via a wooden door, two chamber cellar.

Kitchen

7'0" x 6'0" approx (2.15m x 1.83m approx)

Wood effect laminate flooring, ceramic tiled walls, stainless steel sink, storage cupboards, UPVC double glazed window and UPVC door to the rear garden.

First Floor Landing

With doors to the bedrooms and door to the second floor.

Bedroom 3

11'0" x 9'3" approx (3.36m x 2.83m approx)

Original wooden floor, original wooden door, understairs storage with original door, UPVC double glazed window to the front, chimney breast with blocked off fireplace and mantle, Victorian tiled hearth.

Bedroom 2

13'1" x 9'8" approx (4.01m x 2.95m approx)

UPVC double glazed window to the rear, original wooden floor, original skirting, ceiling light, coving, blocked off fireplace with Victorian tiled hearth. Door to:

Bathroom

5'11" x 6'10" approx (1.82m x 2.1m approx)

Laminate tiled flooring, ceramic tiled walls, bath with shower over, partial sloping roof, air vent, UPVC double glazed window, low flush w.c., wash hand basin.

Second Floor

Bedroom 1

19'4" x 10'8" approx (5.9m x 3.27m approx)

Laminate and wooden flooring, original skirting, blocked chimney breast, UPVC double glazed window to the front.

Outside

Rear access through a wooden gate to the alley, wooden fence and brick wall to the boundaries. Coal shed with a wooden door, outside toilet.

Council Tax

Nottingham Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

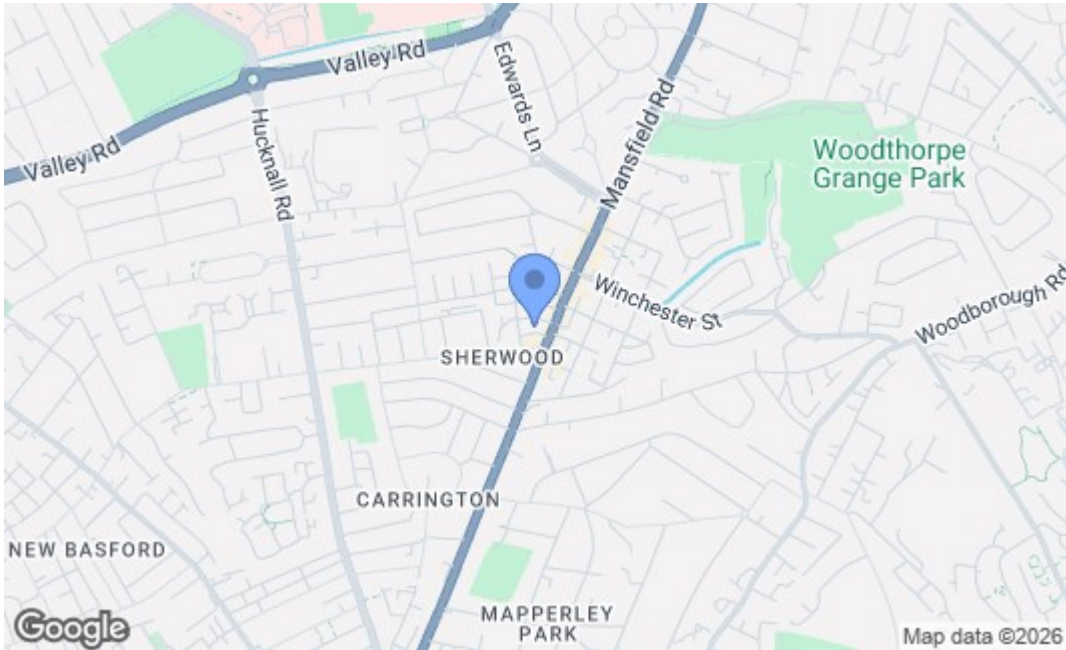
Non-Standard Construction – No

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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.