Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com





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

£162,500

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.

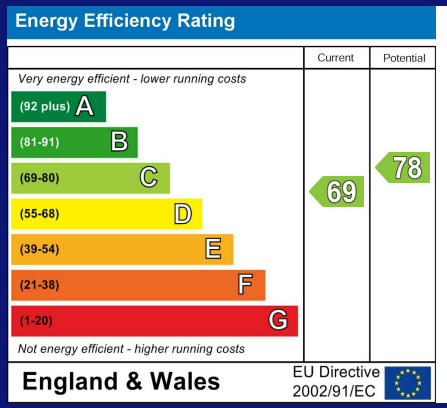
IMPORTANT NOTICE

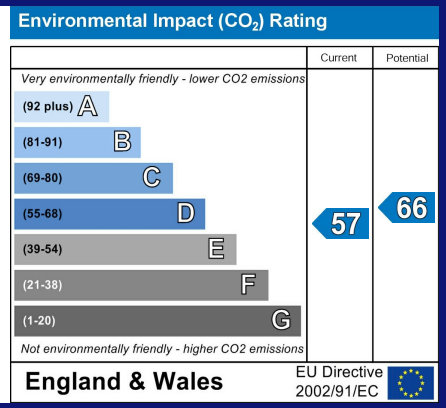
These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. 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.

Hammond
Property Services

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!









Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

akerspritchett.com

MORTGAGE &
PROTECTION ADVISORS

Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or **LET ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

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

Hammond Property Services
LET BY
01949 87 86 90
www.hammondpropertyservices.com
WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!



Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

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!