



**149 SHERBROOK ROAD
NOTTINGHAM**

£1,050 Per

VIRTUAL TOUR AVAILABLE

This spacious three-bedroom semi-detached house has been refurbished throughout, with the exception of the kitchen units. Improvements include new carpets and fresh décor, while on-street parking is available.



• VIRTUAL TOUR AVAILABLE • Modern throughout • New carpet throughout • Large master bedroom

Lounge Diner

The generous lounge/diner features new grey carpeting, recently decorated walls and a large bay window that allows plenty of natural light into the room. A chrome curtain pole is also included.

Kitchen

The kitchen is fitted with white cabinetry, contrasting black worktops and grey laminate flooring. Appliances include a stainless-steel extractor fan and a brand-new oven with a gas hob.

Ground floor bathroom

Located on the ground floor, the bathroom comprises a three-piece suite with a bath and overhead shower, pedestal wash basin and toilet. The room is finished with practical light-grey aqua panelling.

Master Bedroom

The large main bedroom is decorated in a modern grey-and-white colour scheme and includes a chrome curtain pole.

Bedroom 2

Bedroom two is another well-proportioned double room, also featuring grey-and-white décor and a chrome curtain pole.

Bedroom 3

Bedroom three is a comfortable single bedroom, finished with matching grey-and-white décor and a chrome curtain pole.

Garden

Externally, the property benefits from a large rear garden with a concrete patio providing an ideal space for outdoor seating and a lawned area. The front garden is laid to lawn with a pathway leading to the front door, while a side gate provides convenient access for bins.



Location

The property is conveniently situated in the popular Daybrook area, with a selection of local shops, supermarkets and everyday amenities within easy reach. The property is located nearby several schools. Bus stops on Oxclose Lane, including Burford School and Byron Street, are just a short walk away, with the number 87 providing direct services to Nottingham city centre and Nottingham City Hospital. Connections from City Hospital are also available to the Queen's Medical Centre via the Medilink service. For motorists, the property is well placed for access to the A60 Mansfield Road and the A6514 Nottingham Ring Road, offering onward connections across the city and towards the M1.

Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Gedling Borough Council

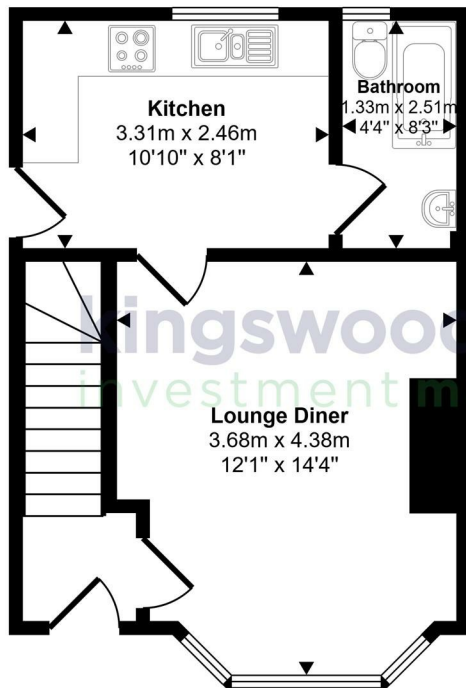
Any planning permission in the area: see pawam.gedling.gov.uk/online-applications/



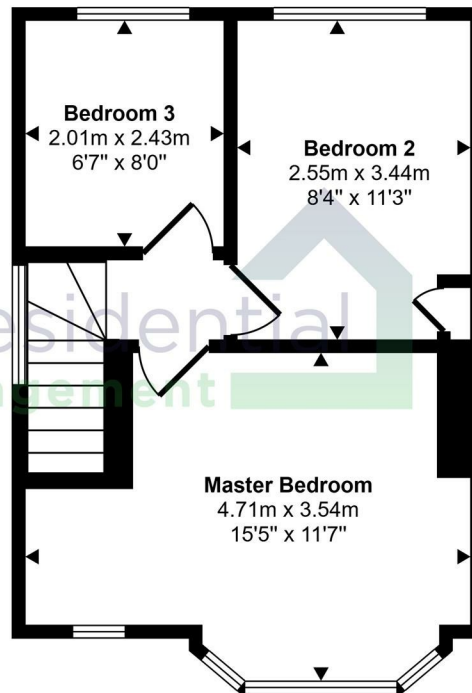
- 3 piece bathroom suite downstairs • Spacious property • Close to bus stop with direct routes to City Centre • 3 minute drive to City Hospital



Approx Gross Internal Area
64 sq m / 689 sq ft

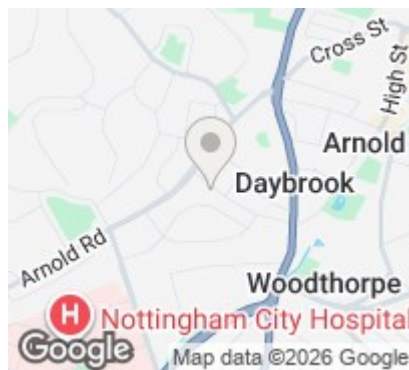


Ground Floor
Approx 32 sq m / 343 sq ft



First Floor
Approx 32 sq m / 346 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) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: E Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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