Robert Ellis

look no further...







Carnwood Road,
Sherwood, Nottingham
NG5 5HW

£160,000 Freehold

0115 648 5485

/robertellisestateagent @robertellisea



GUIDE PRICE £160,000 - £170.000

Situated on Carnwood Road in Sherwood, this well-presented two double bedroom, two bathroom home is offered to the market chain-free, making it an ideal purchase for first-time buyers, downsizers, or investors. With strong rental potential - currently achieving £650 per room per month, totalling £1,300 per month - and excellent access to local amenities, this is a superb opportunity in a consistently popular area.

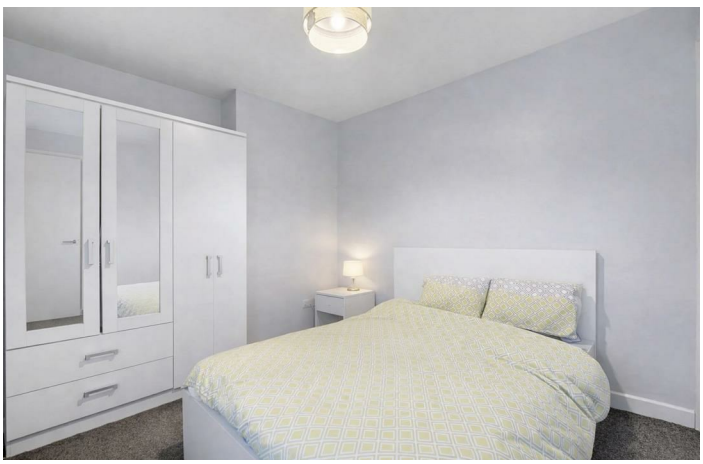
The property benefits from both front and rear gardens, designed for easy upkeep and low maintenance. French doors from the lounge open directly onto the front garden, creating a bright and welcoming living space with an attractive indoor-outdoor feel. A separate front door leads into the entrance hall, providing access to the stairs and the spacious lounge. The lounge itself is generous in size, features fitted shelving, and is finished in clean, neutral tones that enhance the sense of light and space. The overall standard of finish throughout the property is excellent, with a well-maintained and move-in-ready feel.

To the rear of the property is a modern kitchen diner fitted with integrated white goods and offering ample space for dining. A convenient downstairs WC is accessed from this area. Beyond the kitchen, a conservatory provides additional reception space and leads out to the enclosed rear garden, again designed to be practical and easy to maintain.

Upstairs, there are two well-proportioned double bedrooms, including a main bedroom with its own ensuite bathroom, alongside a separate family bathroom. Both bathrooms are presented in a clean, neutral style consistent with the rest of the home.

The location offers convenient access to local schools, shops, parks, and regular transport links into Nottingham city centre. Nottingham City Hospital is also within easy reach, further enhancing the property's appeal for a range of buyers.

A smart, low-maintenance home in a sought-after NG5 setting - early viewing is highly recommended, particularly for those looking for a property with strong rental income.





Entrance Hallway
UPVC double glazed entrance door leading into the entrance hallway comprising carpeted staircase leading to the first floor landing, doorway leading through to the lounge, wall mounted radiator.

Lounge
14'10 x 11'1 approx (4.52m x 3.38m approx)
UPVC double glazed sliding doors to the front elevation, carpeted flooring, wall mounted radiator, storage cupboards, door leading through to the kitchen.

Kitchen
14'10 x 8'8 approx (4.52m x 2.64m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, integrated oven with gas hob over and extractor hood above, space and point for a fridge freezer, ample space for a dining table, wall mounted radiator, UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, door leading through to the downstairs WC.

WC
3'0 x 7'5 approx (0.91m x 2.26m approx)
WC, handwash basin with mixer tap.

Lean To
Windows to the rear elevation, door leading out to the rear garden.

First Floor Landing
Carpeted flooring, loft access hatch, doors leading off to:

Bedroom One
9'8 x 11'4 approx (2.95m x 3.45m approx)
UPV double glazed window to the front elevation, carpeted flooring, wall mounted radiator, door leading through to the en-suite.

En-Suite
3'4 x 6'6 approx (1.02m x 1.98m approx)
WC, shower cubicle with electric shower over, handwash basin with mixer tap and storage cupboard underneath.

Bedroom Two
9'10 x 10'10 approx (3.00m x 3.30m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

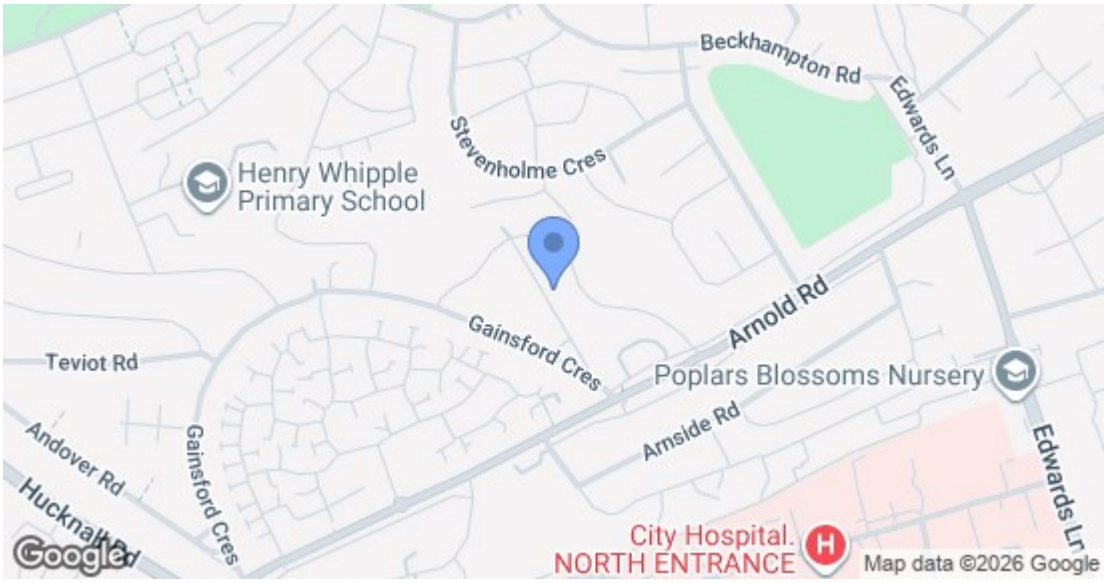
Shower Room
8'0 x 6'10 approx (2.44m x 2.08m approx)
UPVC double glazed window to the rear elevation, WC, handwash basin with mixer tap over and storage cupboard underneath, shower cubicle with mains fed shower, extractor fan, heated towel rail.

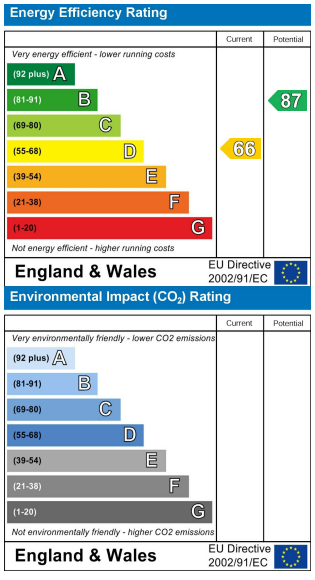
Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No











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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485