



52 Marshall Street, Sherwood, NG5 4AF
£230,000



Marriotts



52 Marshall Street Sherwood, NG5 4AF

- Beautifully presented two-bedroom semi-detached home
- Versatile ground-floor study/reception room
- Excellent local amenities and regular public transport links
- Dual-aspect lounge with feature gas fire
- Modern fitted kitchen with integrated appliances
- Generous end plot with side garden

A beautifully presented and individual two-bedroom semi-detached home, ideally positioned in the ever-popular area of Sherwood, just a few minutes' walk from the vibrant high street with its excellent selection of shops, cafés, restaurants and regular public transport links.

Occupying an end plot, the property benefits from a side garden leading to a raised rear patio, beneath which is a useful outbuilding providing excellent additional storage.

Internally, the accommodation begins with a welcoming entrance hall and a versatile ground-floor study/reception room, ideal for those working from home. The dual-aspect lounge features a gas fire and leads through to a modern fitted kitchen with integrated appliances. From here, the kitchen opens into an extended dining room, creating a bright and sociable entertaining space with two external doors providing access to the garden and outbuilding. Upstairs are two good-sized double bedrooms together with a bathroom fitted with a white suite and mains shower. Further benefits include UPVC double glazing and gas central heating.

A stylish and individual home offering versatile accommodation, outside space and an exceptionally convenient location within the heart of Sherwood.

£230,000



Entrance Hall

With composite front entrance door, laminate flooring continuing through to the lounge, carpeted stairs to the first floor and door to the study/reception room

Study/ reception room

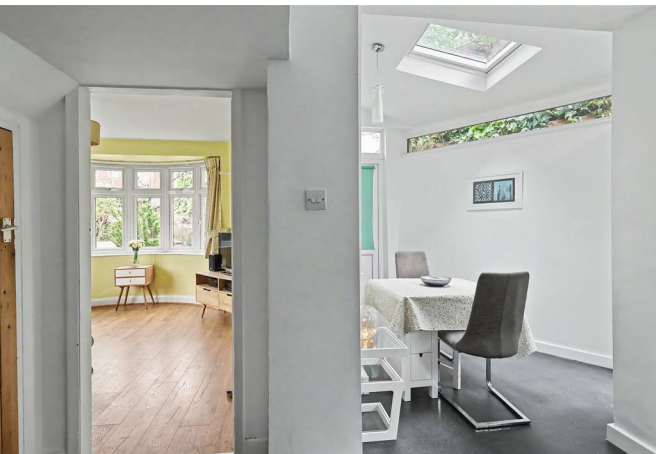
UPVC double glazed front window, carpet and radiator

Lounge

Slate fireplace and hearth with inset log effect gas fire, UPVC double glazed front window, UPVC double glazed side bay window, radiator and door through to the kitchen.

Kitchen

A range of units with doors in grey high gloss and granite effect worktops incorporating a stainless steel sink unit and drainer. There is also concealed LED worksurface strip lighting and appliances consist of an integrated electric oven, brushed steel four-ring gas hob with extractor canopy and an integrated slimline dishwasher. Plumbing for washing machine, space for an upright fridge freezer, understairs cupboard, vertical radiator and UPVC double glazed rear window. Granite effect flooring continues through to the dining area.



Dining Area

Also with a designer radiator, display shelving, UPVC double glazed front and rear doors, high-level windows and Velux window. The rear door leads to the small courtyard and outbuilding.

First Floor Landing

Loft access, carpet, radiator and UPVC double glazed front window.

Bedroom 1

Dual aspect UPVC double glazed front and side windows, carpet and radiator.

Bedroom 2

UPVC double glazed rear window, radiator, carpet, and cupboard housing the Worcester Bosch combination gas boiler.

Bathroom

With fully tiled walls and contrasting vinyl flooring, the suite consists of a bath with chrome mains shower, push button toilet and washbasin with vanity drawers. Radiator, chrome ladder towel rail, ceiling downlights and UPVC double glazed front window.

Outside

Gated access leads to the front of the property and front door. From here, a side path leads to the main garden which is located at the side of the house, with steps leading up to a good sized paved patio and various part raised bedding areas and potential veg plot. A rear door takes you into the dining area and separate steps lead up to a pathway, which runs along the back of the property leading to a balustrade enclosed seating area, which is on top of the outbuilding.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band A

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:
No

FLOOD RISK: Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Bedroom 2

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: E-on

MAINS ELECTRICITY PROVIDER: E-on

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Yes

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and







Mobile coverage checker.

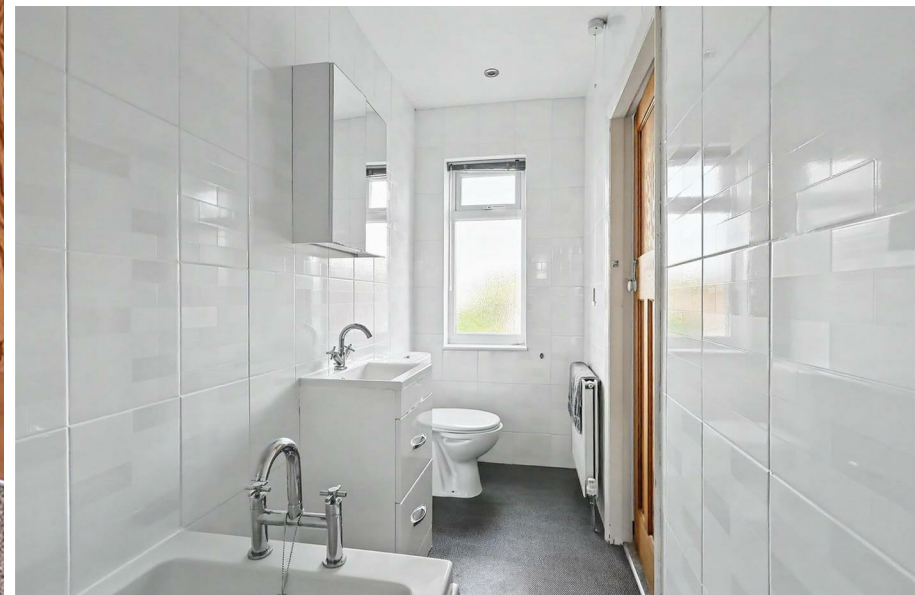
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

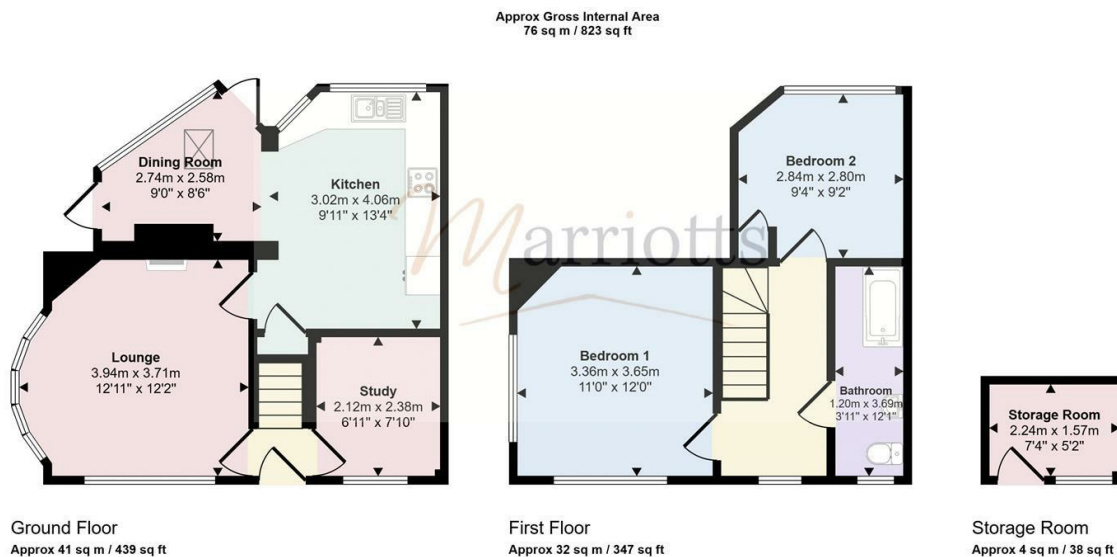
ACCESS AND SAFETY INFORMATION:

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, 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.



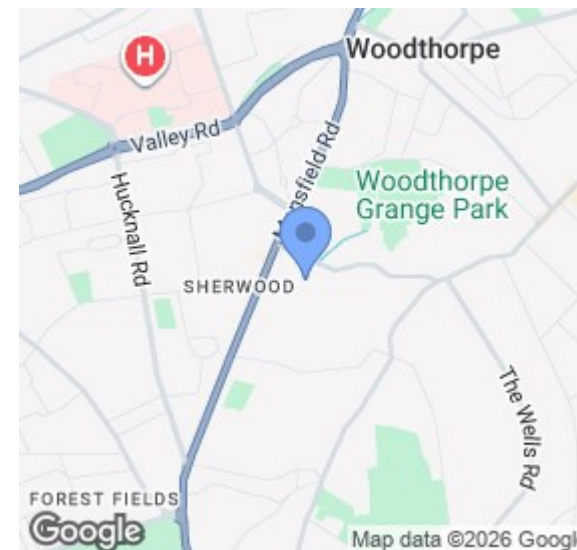




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.
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41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.*Marriotts*.net

