4 Melrose Street, Sherwood, NG5 2JP

Best Offers Over £160,000

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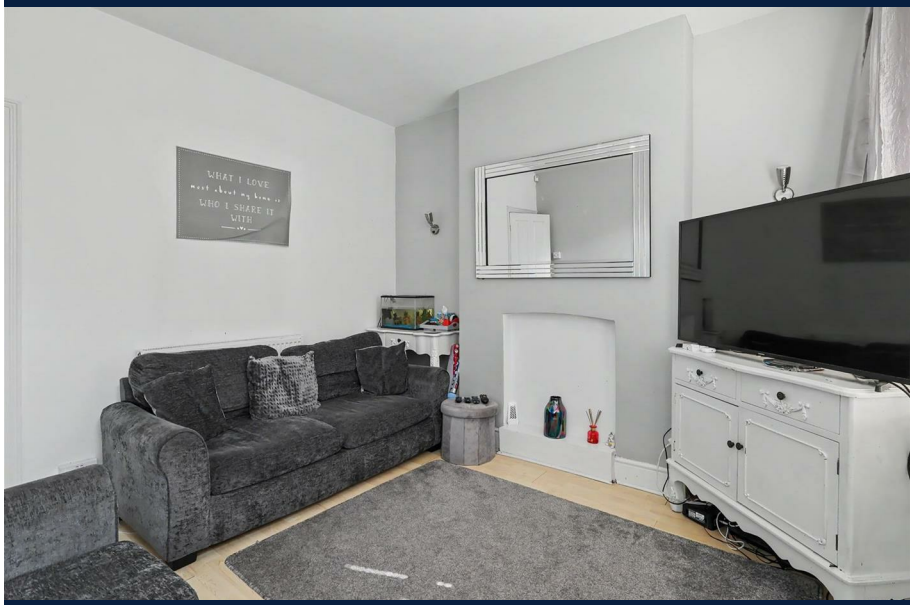
Marriotts

4 Melrose Street
Sherwood, NG5 2JP

- Mid terrace house
- Two double bedrooms
- Cellar
- In the heart of Sherwood
- First floor bathroom
- NO UPWARD CHAIN

A well-positioned two bedroom mid-terraced house, ideally located just a couple of minutes walk from the heart of Sherwood, offering convenient access to a fantastic range of shops, cafés, bars, restaurants and local amenities. For sale with NO UPWARD CHAIN!!

Best Offers Over £160,000



Overview

The property would make an ideal first time purchase or investment opportunity and briefly comprises a front living room with composite entrance door, separate rear dining room which is open-plan to the fitted kitchen, equipped with integrated oven and induction hob and access to the outside. From the dining room, stairs lead down to the cellar.

To the first floor are two bedrooms, both with feature cast-iron decorative fireplaces and a bathroom with corner bath, accessed from the rear bedroom. Outside, the property enjoys a rear enclosed courtyard garden with raised decking, providing a private and low-maintenance outdoor space. The garden is accessed via a shared, locked side passage and also has a useful outbuilding, which has plumbing for a washing machine and houses the property's combination boiler.

Lounge

With a composite front entrance door and UPVC double-glazed front window, laminate flooring, radiator and two wall light points.

Dining Area

With laminate flooring continuing through to the kitchen, radiator, UPVC double-glazed window to the rear, door and stairs leading down to the cellar, door and stairs leading to the first floor landing. A range of wall and base units with worktop continue through to the kitchen, with an inset stainless steel sink unit and drainer and multi-coloured tiled splashbacks. Brushed steel trim electric oven, four-ring induction hob with filter hood, double glazed door and UPVC double glazed side window.

First Floor Landing

With doors to both bedrooms.

Bedroom 1

Two UPVC double-glazed front windows, radiator and original decorative cast iron fireplace.

Bedroom 2

UPVC double glazed rear window, radiator, original decorative cast iron fireplace and built-in cupboard. Door leading to the bathroom.

Bathroom

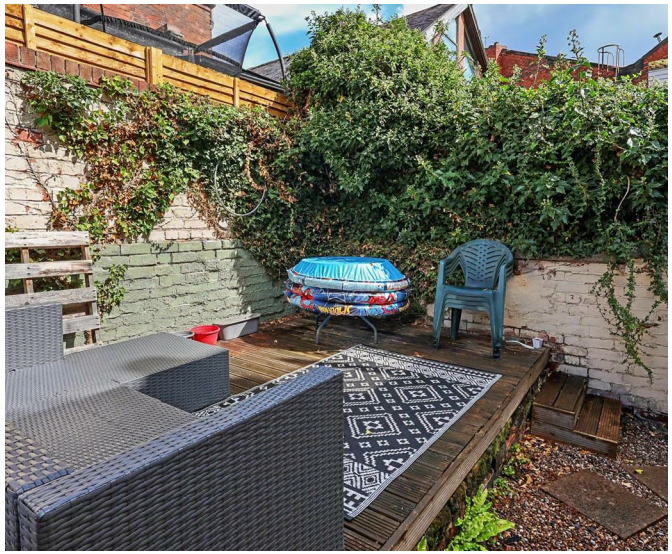
Consisting of a corner bath with tiled surround and electric shower, toilet and pedestal wash basin with tiled surround. Laminate flooring, radiator and UPVC double glazed side window.

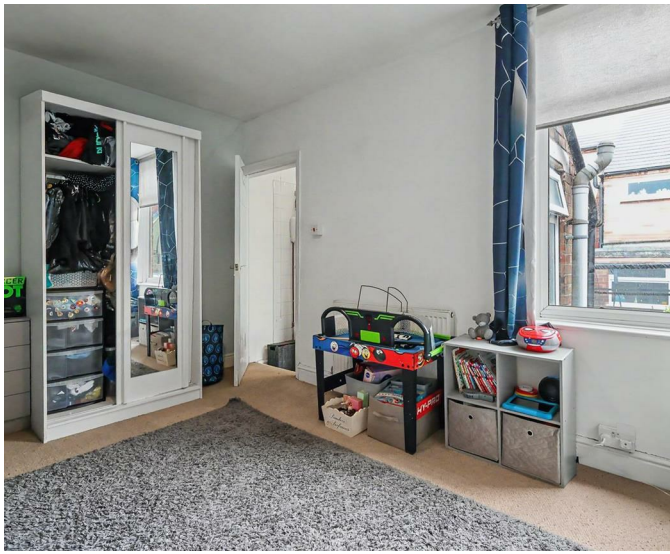
Outside

To the rear there's a gravelled garden with an attached outbuilding, which has plumbing for a washing machine, light, power, and also houses the wall-mounted combination gas boiler. Step up to raised decking and access to the covered side passage with locking door on to Melrose Street.

Material Information

TENURE: Freehold
COUNCIL TAX: Nottingham City Council - Band A
PROPERTY CONSTRUCTION: Solid Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k



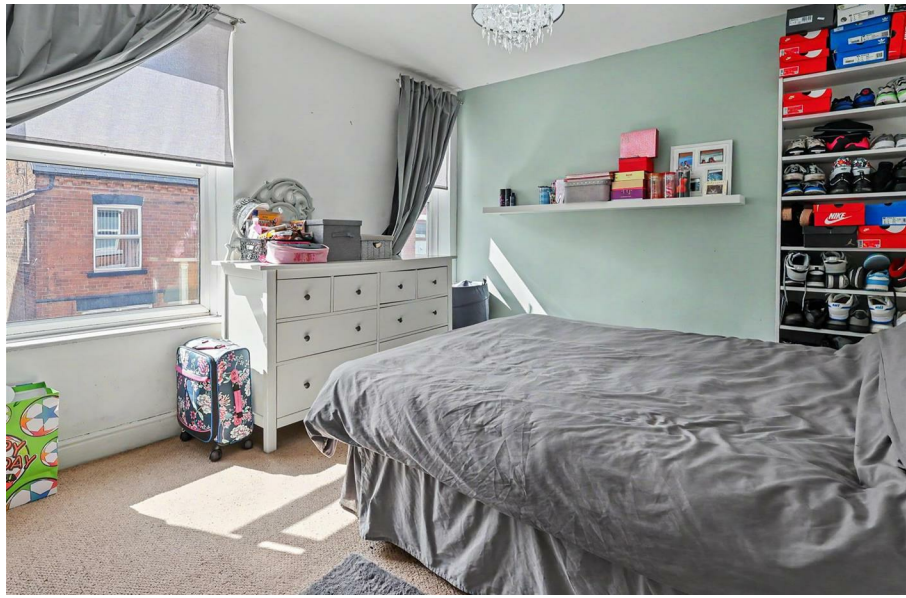


HEDBANZ
2018

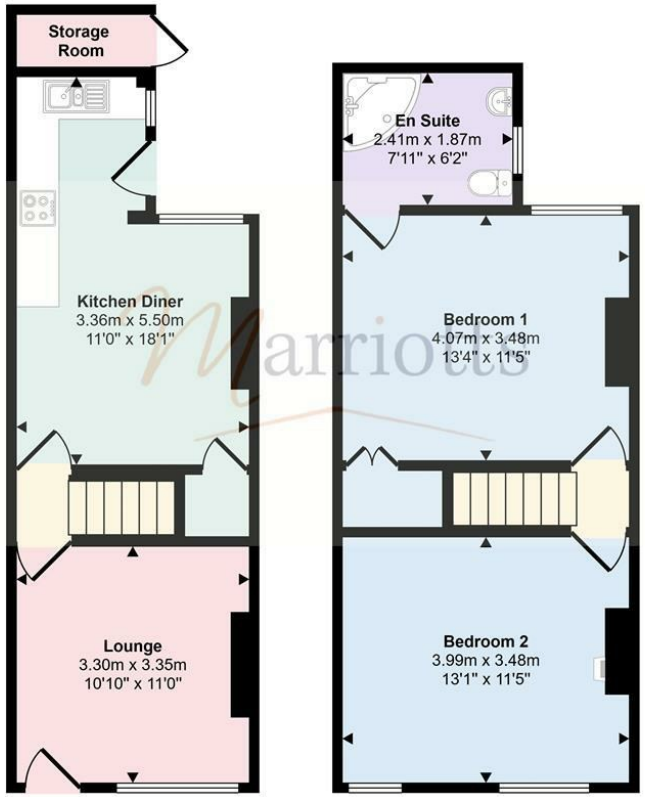
LOCATION OF BOILER: outbuilding
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access

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.



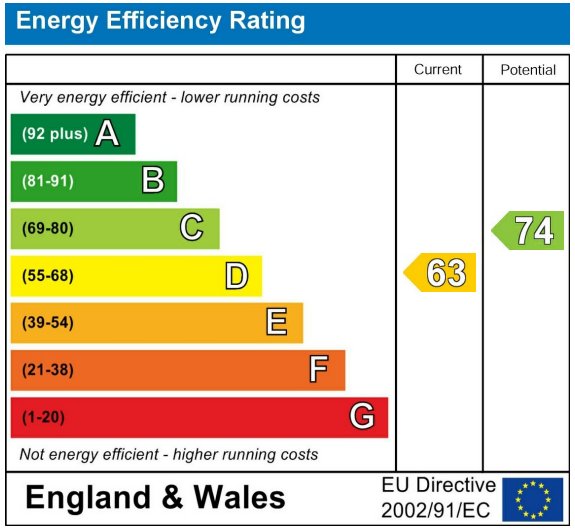
Approx Gross Internal Area
68 sq m / 734 sq ft



Ground Floor
Approx 31 sq m / 333 sq ft

First Floor
Approx 37 sq m / 401 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.



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.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
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.
5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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