

Robert Ellis

look no further...



**Edingley Avenue
Sherwood, Nottingham NG5 3DP**

**FOUR BEDROOM SEMI-DEATCHED HOME,
MAKE IT YOUR OWN!**

Offers In The Region Of £245,000 Freehold

0115 648 5485



/robertellisestateagent



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Robert Ellis Estate Agents are delighted to present this spacious four bedroom semi-detached home, offering an excellent opportunity for buyers looking to modernise and create a home tailored to their own style. Situated in a popular residential location, the property is conveniently placed close to local shops, schools, regular transport links and provides easy access to Nottingham City Centre.

The accommodation comprises an entrance porch leading into the hallway with access to a useful cellar, a generous front reception room, a fitted kitchen with a range of wall and base units, and a second reception room offering flexible living space. Whilst the property would benefit from a programme of modernisation throughout, it provides a fantastic blank canvas for its next owner.

To the first floor are three well-proportioned bedrooms, a shower room and separate WC, with stairs leading to a spacious fourth bedroom with additional storage space.

Outside, the property benefits from off-road parking, a detached garage and an enclosed rear garden with plenty of scope to transform into an enjoyable outdoor space.

Offering generous accommodation, excellent potential and a sought-after location, this property is ideal for buyers looking to put their own stamp on a home. Early viewing is highly recommended.



Entrance Porch

UPVC double glazed door leading into the entrance porch, access to the entrance hallway.

Entrance Hallway

Laminate flooring, stairs to the cellar, staircase leading to the first floor landing, UPVC double glazed door to the side elevation, doors leading off to:

Cellar

19'0" x 16'0" approx (5.8 x 4.9 approx)

Reception Room One

18'36" x 14'50" approx (5.49m x 4.27m approx)

UPVC double glazed window to the front elevation, two vertical wall mounted radiators.

Kitchen

12'19" x 10'26" approx (3.66m x 3.05m approx)

Laminate flooring, wall mounted radiator, 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, four ring gas hob with extractor hood above, UPVC double glazed window to the side elevation.

Reception Room Two

12'5" x 16'8" approx (3.8 x 5.1 approx)

First Floor Landing

Staircase leading to the second floor landing, doors leading off to:

Shower Room

8'2" x 4'11" approx (2.5 x 1.5 approx)

Shower enclosure, UPVC double glazed window, heated towel rail.

Separate WC

2'11" x 8'2" approx (0.9 x 2.5 approx)

UPVC double glazed window, handwash basin, WC, tiled splashbacks, heated towel rail.

Bedroom One

12'81" x 13'47" approx (3.66m x 3.96m approx)

UPVC double glazed window to the front elevation, carpeted flooring.

Bedroom Two

9'94" x 14'58" approx (2.74m x 4.27m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, fireplace.

Bedroom Three

12'48" x 10'19" approx (3.66m x 3.05m approx)

UPVC double glazed window to the side elevation, carpeted flooring.

Second Floor Landing

Access to the loft, doors leading off to:

Loft Room

15'8" x 15'8" approx (4.8 x 4.8 approx)

UPVC double glazed window, Velux style window, door to storage.

Storage

8'10" x 11'1" approx (2.7 x 3.4 approx)

UPVC double glazed window.

Storage

5'6" x 8'2" approx (1.7 x 2.5 approx)

Front of Property

To the front of the property there is a driveway providing off the road parking, access to the garage.

Garage

Rear of Property

To the rear of the property there is an enclosed rear garden.

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 6mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

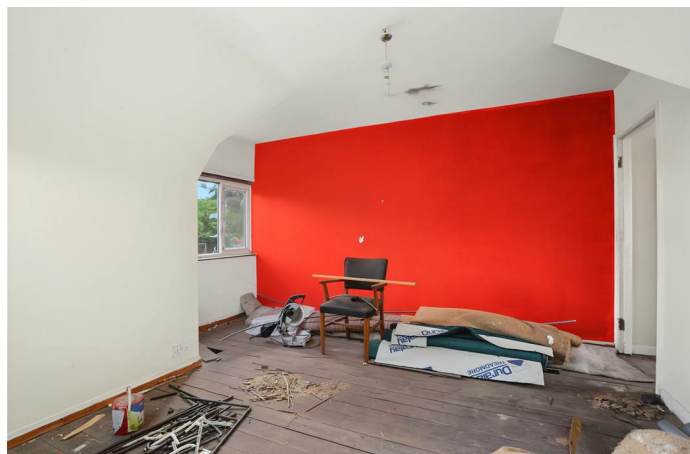
Flood Risk: No flooding in the past 5 years

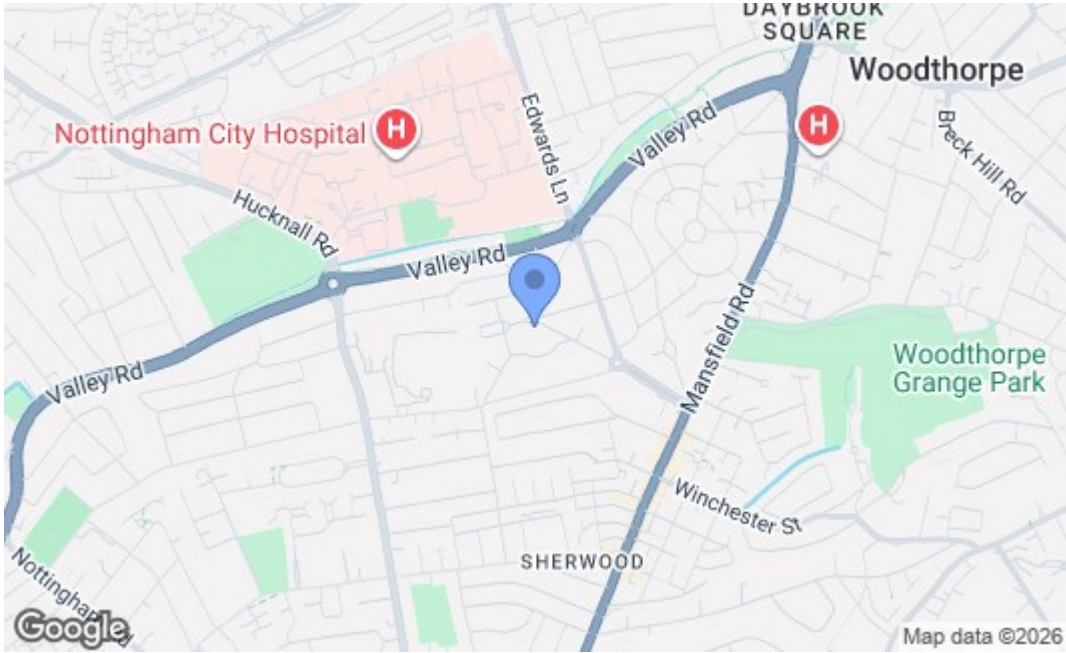
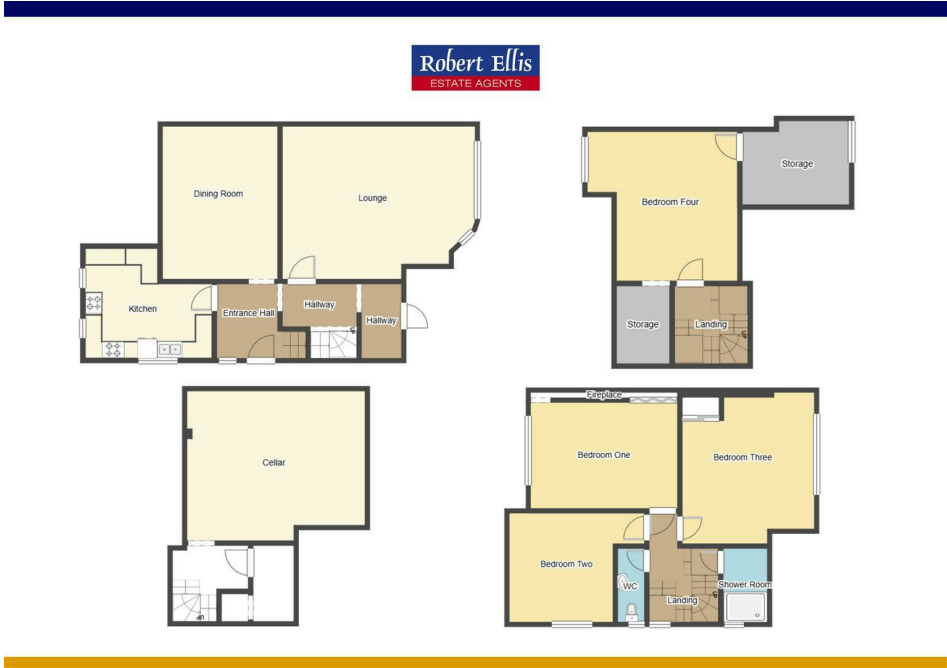
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	75
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.