



**Broxtowe Street  
Sherwood, Nottingham NG5 2JT**

**Guide Price £170,000 Freehold**

A THREE BEDROOM, THREE STOREY MID  
TERRACE FAMILY HOME SITUATED IN  
SHERWOOD, NOTTINGHAM.





**\*\* GUIDE PRICE £170,000 - £180,000 \*\* IDEAL FIRST TIME BUY / INVESTMENT \*\***

Robert Ellis Estate Agents are delighted to bring to the market this THREE STOREY, THREE BEDROOM MID TERRACE FAMILY HOME situated in SHERWOOD, NOTTINGHAM with the added benefit of NO CHAIN.

The home is positioned in a prime location near the vibrant Sherwood high street, which boasts an array of shops, eateries, excellent amenities, and easy access to the city centre, city hospital, universities and excellent schools.

Upon entry, you are welcomed into the hallway which allows access to the study, lounge and kitchen with fitted units. Stairs lead to landing, first double bedroom, second bedroom and family bathroom. Stairs lead to second landing, third bedroom and en-suite.

To the rear is an enclosed courtyard which is low maintenance, allowing buyers to enjoy immediately.

A viewing is ESSENTIAL to appreciate its LOCATION and SIZE- Contact the office now to arrange your viewing!



### Front of Property

To the front of the property there is on road permit parking.

### Entrance Hallway

Wooden entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, door to reception room/bedroom.

### Reception Room/Bedroom 4

7'0" x 11'4" approx (2.14 x 3.47 approx)

Carpeted flooring, single glazed window to the front elevation, coving to the ceiling, built-in storage, wall mounted radiator.

### Lounge Kitchen Diner

12'4" x 18'11" approx (3.76 x 5.78 approx)

Carpeted flooring and linoleum flooring to kitchen area, door to cellar, wall mounted radiator, single glazed wooden door to the side elevation giving access to the rear garden, single glazed window to the side elevation, a range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, plumbing for a washing machine, space for a cooker, space for a fridge freezer, cooker hood.

### First Floor Landing

Carpeted stairway leading to first floor landing comprising doors to rooms.

### Bedroom 1

10'10" x 11'3" approx (3.32 x 3.45 approx)

Carpeted flooring, double glazed window to the front elevation, feature fireplace, over stairs storage, wall mounted radiator.

### Bedroom 2

9'0" x 10'0" approx (2.76 x 3.05 approx)

Carpeted flooring, single glazed window to the rear elevation, wall mounted radiator.

### Bathroom

Linoleum flooring, WC, double glazed window to the side elevation, hand wash basin with separate hot and cold tap, tiled splashbacks, wall mounted radiator, bath with separate hot and cold tap, electric shower.

### Bedroom 3

11'5" x 10'9" approx (3.48 x 3.30 approx)

Carpeted flooring, single glazed window to the front elevation, feature fireplace, wall mounted radiator, door to en-suite.

### En-suite

Linoleum flooring, WC, vanity wash hand basin with mixer tap, tiled splashbacks, shower cubicle with mains fed shower.

### Rear of Property

To the rear of the property there is a courtyard and brick built store, walls and fencing to the boundaries with a gate to the rear for bin access.

### 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

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

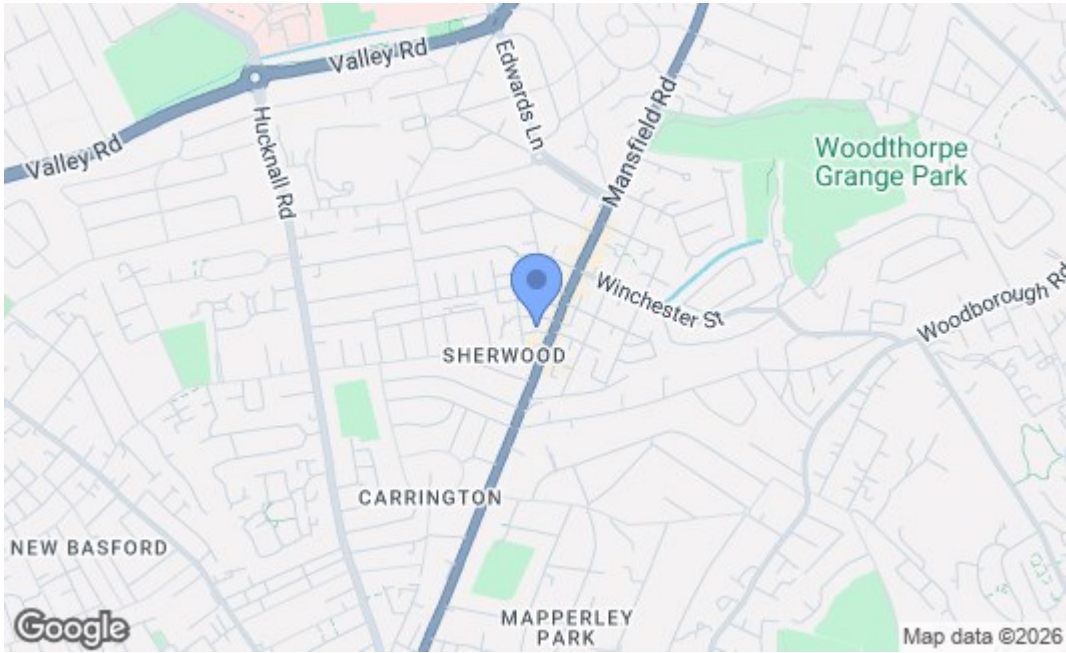
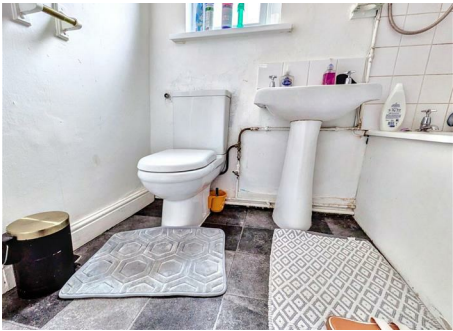
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.