Robert Ellis

look no further...

Compton Road
Sherwood, Nottingham NG5 2NW

A TWO BEDROOM GROUND FLOOR MAISONETTE FOR SALE IN SHERWOOD!

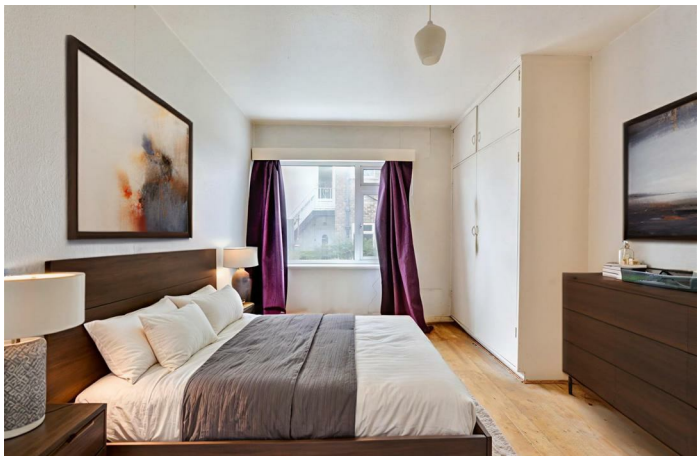
£100,000 Leasehold

An excellent opportunity to purchase this two-bedroom ground floor maisonette located in the ever-popular area of Sherwood, Nottingham. Ideally positioned close to local schools, shops, and excellent transport links, this property offers both convenience and potential in a vibrant and well-connected community.

The property is a blank canvas, offering the perfect opportunity for a buyer to put their own stamp on it. Whether you're a first-time buyer looking to take that exciting first step onto the property ladder, or an investor seeking a property with strong rental potential, this home ticks all the boxes.

The accommodation comprises a spacious lounge, separate kitchen, two well-proportioned bedrooms, and a family bathroom. With some modernisation, this property has the potential to become a stylish and comfortable home tailored to your own taste.

Properties like this don't stay on the market for long – don't miss out on this fantastic opportunity!



Entrance Hallway
UPVC entrance door giving access to the hallway comprising wall mounted electric storage heater, doors leading off to:

Lounge
14'72 x 9'56 approx (4.27m x 2.74m approx)
Wall mounted electric storage heater, UPVC double glazed window to the side elevation.

Kitchen
11'01 x 8'02 approx (3.38m x 2.49m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with separate hot and cold taps, wall mounted electric storage heater, UPVC double glazed windows to the front and side elevations.

Bathroom
UPVC double glazed window to the rear elevation, WC, tiled splashbacks, handwash basin with separate hot and cold taps, bath.

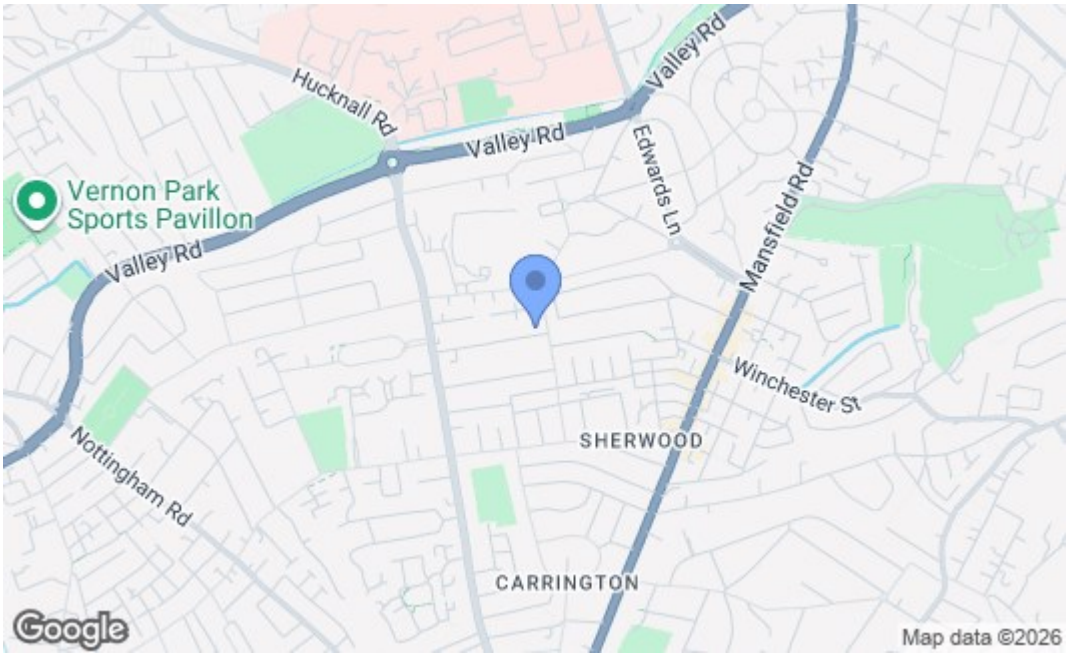
Bedroom One
9'57 x 13'78 approx (2.74m x 3.96m approx)
UPVC double glazed window to the side elevation, built-in wardrobes.

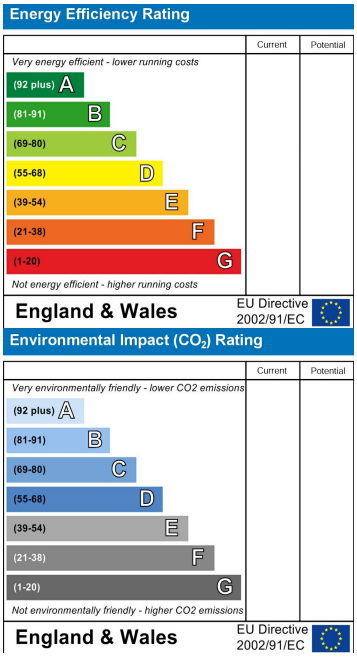
Bedroom Two
7'22 x 10'33 approx (2.13m x 3.05m approx)
UPVC double glazed window to the side elevation.

Garage

Outside
Outside the property there is communal garden space.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Electric
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps 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





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