

**254 VALLEY ROAD  
SHERWOOD  
NOTTINGHAMSHIRE  
NG5 1HQ**



**£180,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Large Garden
- Driveway For Off Street Parking
- Viewing Highly Recommended

## 254 VALLEY ROAD, SHERWOOD, NOTTINGHAMSHIRE

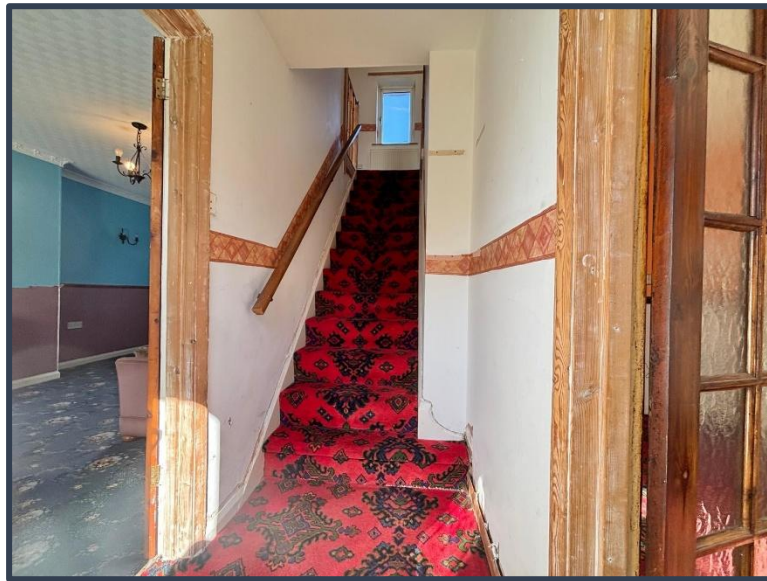
This large, three bedroom, semi detached property is located on a popular street in the sought after town of Sherwood in Nottinghamshire. Located close to local amenities and good schools, this property would make the ideal family home.

To the ground floor the property has a spacious living room, dining room, kitchen and bathroom extension, whilst the first floor has three good sized bedrooms and a bathroom with a separate W.C.. To the front of the property there is a large frontage and a driveway providing off street parking and to the rear there is an enclosed garden.

Entrance door into:

### HALLWAY

With stairs to the first floor landing, access to the living room and dining room, ceiling light point.



### LOUNGE

17'11" x 10'11" A spacious family room with windows to the front and rear, radiator, power and ceiling light points.



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**KITCHEN**

**14'11" x 7'0"** Fitted with a range of wall and base units in a wood finish with coordinating work surfaces, part wall tiling, space and plumbing for a washing machine, space and fittings for a fridge freezer, space and fittings for an oven, single drainer sink, open access to the dining room, window to the rear, power and ceiling light points.



**DINING ROOM**

**10'9" x 10'6"** A good sized room off the kitchen with a window to the front, radiator, power and ceiling light points.



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**GROUND FLOOR BATHROOM**

9'3" x 4'2" With wash hand basin, W.C. and shower, opaque to the rear, radiator and wall light points.



**FIRST FLOOR LANDING**

With access to all the bedrooms and the family bathroom and ceiling light point.



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**BEDROOM ONE**

12'7" x 11'11" With window to the front, radiator, power and ceiling light points.



**BEDROOM TWO**

13'6" x 10'6" With window to the front, radiator, power and ceiling light points.



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**BEDROOM THREE**

9'11" x 7'1" With window to the rear, radiator, power and ceiling light points.



**BATHROOM**

7'11" x 5'9" White suite comprising of a wash hand basin and bath, part wall tiling, opaque window to the rear, radiator and ceiling light point.



**W.C.**

4'5" x 3'8" With W.C. and window to rear.

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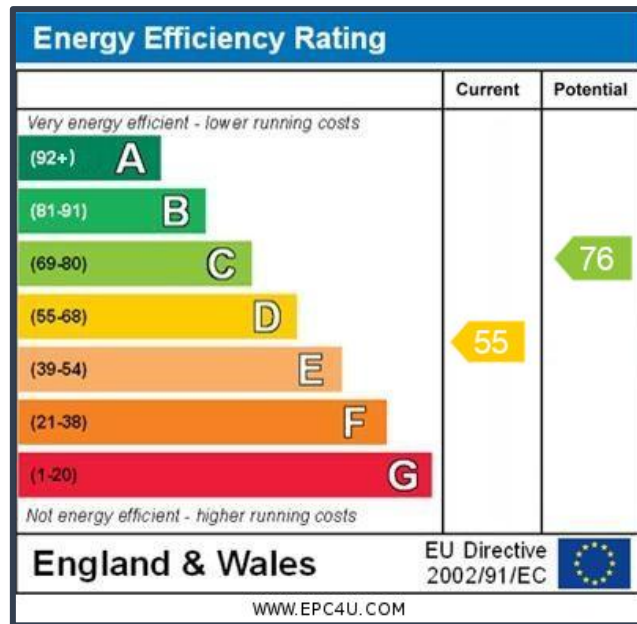
**OUTSIDE**

To the front of the property there is a generous frontage laid to lawn with a spacious providing ample parking for multiple vehicles and to the rear there is a large garden enclosed with fencing.



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EPC GRAPH



ADDITIONAL INFORMATION

**Local Council** – Nottingham City Council

**Council Tax Band** – A

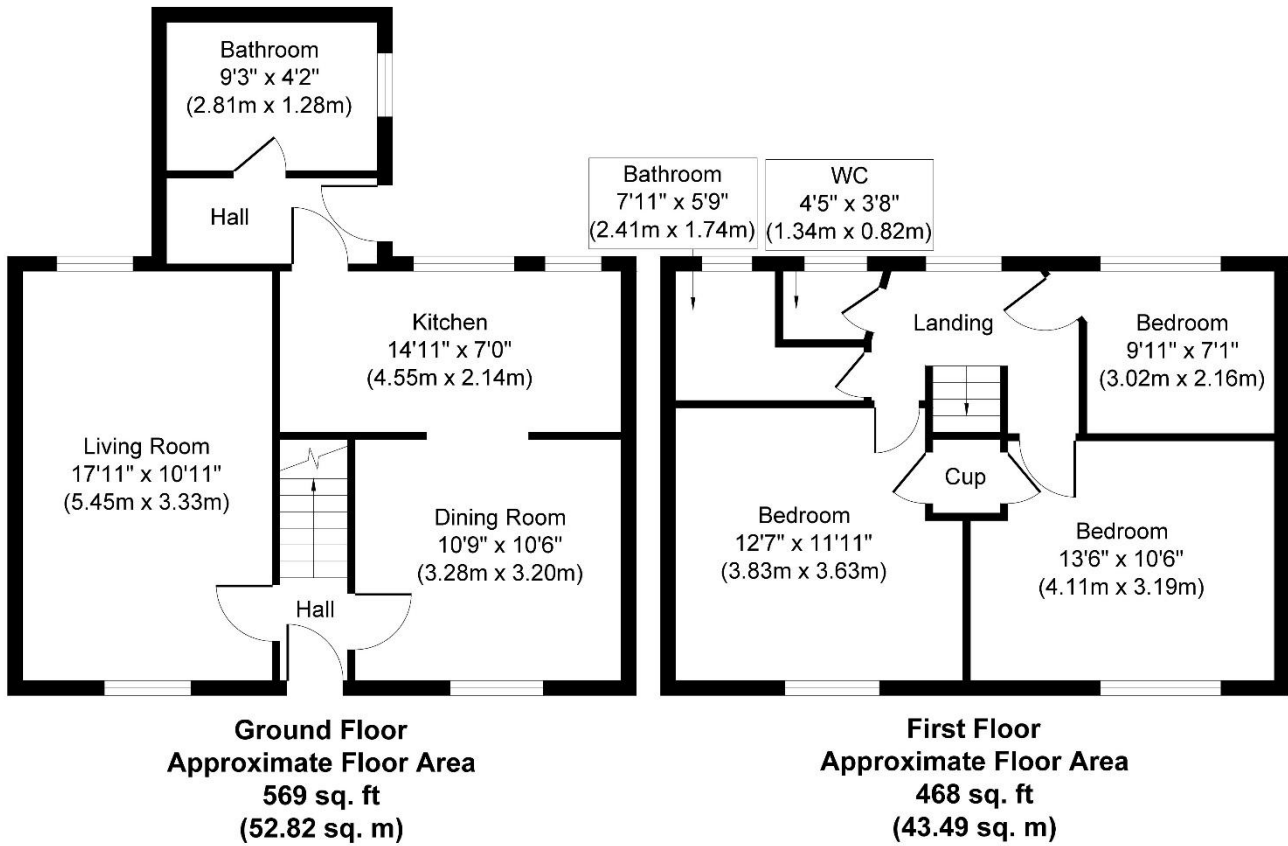
**Primary School** – Haydn Primary School/Southwark Primary School

**Secondary School** – Ellis Guilford School and Sports College

**Stamp Duty on Asking Price:** £1,100 (Additional costs may apply if being purchased as a second property)

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**FLOOR PLAN**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.