



63 Sherwood Rise

| NG7 6JE | Offers Over £200,000

ROYSTON
& LUND

- Three Bedroom Semi-Detached
- Multiple Reception Rooms
- Fitted Wardrobes / Walk-in Bay Windows
- South-West Facing Garden with Detached Garage
- Freehold
- Short Drive To Nottingham City Centre
- Kitchen with Ample Space
- Bathroom with Separate Shower
- Porch and Entrance Hall with Original Period Glass
- EPC Rating - D / Council Tax Band - B





This three-bedroom semi-detached home offers well-balanced accommodation throughout. The ground floor features two generously sized reception rooms, with the front reception enjoying a character fireplace and walk-in bay window, while the rear of the property leads through to the kitchen. Well appointed with an array of cabinetry and ample worktop space, the kitchen provides access to the south-west facing garden. Original character features, including period stained glass, add charm to the internal spaces by the porch and on the landing.

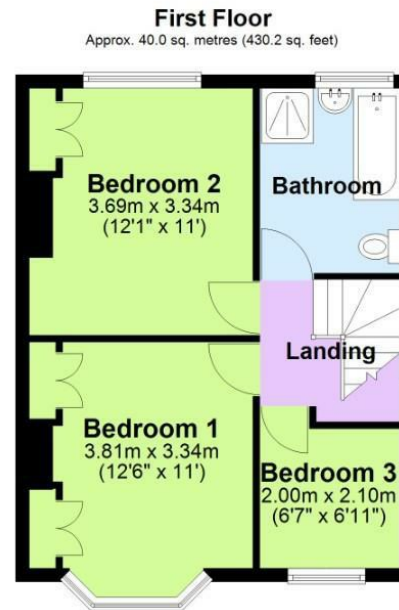
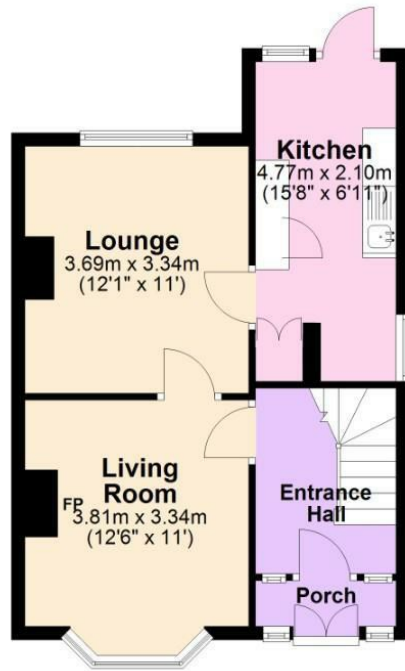
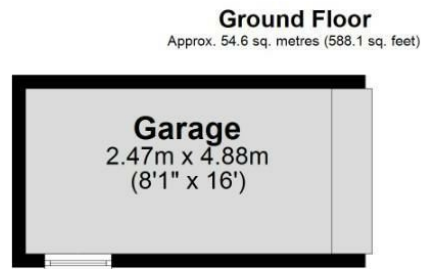
To the first floor are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, along with a further single bedroom. A family bathroom, complete with a separate shower, serves this level.

Outside, the rear garden is predominantly paved with a central planted bed and includes a detached garage. Double gates at the side boundary allow for additional access. To the front, the property is set behind low walls with a gated entrance and also benefits from side access leading to the rear garden.

This property is well located for a range of local amenities. Everyday shops, supermarkets, and cafés are close by along Sherwood Rise and Mansfield Road. The area is served by several well-regarded primary and secondary schools, with Djanogly Sherwood Academy just around the corner, making it suitable for families, and also benefits from nearby green spaces including Forest Recreation Ground.

Excellent transport links include regular bus services and nearby tram stops, offering easy access to Nottingham city centre, universities and the wider city.





Total area: approx. 94.6 sq. metres (1018.3 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			65
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND