



Perry Road,
Sherwood, Nottingham
NG5 3AD

£210,000 Freehold

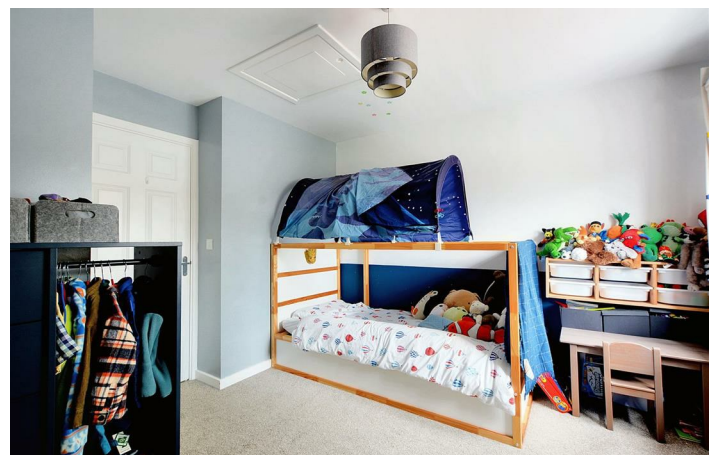


Robert Ellis Estate Agents are thrilled to present this exceptional spacious TWO DOUBLE BEDROOM mid terrace property perfectly positioned in the heart of Sherwood, Nottingham.

The home is around a 20 minute walk away or a short drive to the Sainsbury's supermarket, and the City Hospital. Just a short walk away, you'll discover Sherwood's vibrant high street, offering a diverse selection of restaurants, bars, and retail shops. With convenient transport links on Perry Road and Valley Road, easy access to Nottingham City Centre and surrounding areas is guaranteed.

As you step into the home, you're greeted by a bright and spacious lounge, seamlessly connecting to the hallway. From here, you have access to the convenient downstairs WC and the well-appointed kitchen/diner. The kitchen features French doors that open out to a low-maintenance, enclosed rear garden, perfect for outdoor enjoyment which offers a private space for outdoor dining, gardening, or simply unwinding. Upstairs, a fully carpeted landing leads to two generously sized double bedrooms and a stylish bathroom. The front of the property includes a driveway with parking for one car.

DO NOT MISS OUT ON THIS OPPORTUNITY! CALL US TODAY TO ARRANGE YOUR VIEWING!



Living Room

14'2" x 11'3" approx (4.33 x 3.43 approx)

Composite entrance door to the front elevation. Double glazed window to the front elevation. Wood effect laminate flooring. Wall mounted radiator. Under stairs storage cupboard. Internal door leading into the inner hallway.

Hallway

Wood effect laminate flooring. Staircase leading to the first floor landing. Internal doors leading into the kitchen and ground floor WC.

Kitchen Diner

11'3" x 10'2" approx (3.43 x 3.12 approx)

Double glazed French doors to the rear elevation. Double glazed window to the rear elevation. Wood effect laminate flooring. Tiled splashbacks. A range of wall and base units with worksurfaces over. Double sink and drainer unit with dual heat tap. Integrated fan oven with four ring gas hob and extractor hood above. Space and point for a freestanding fridge freezer.

Ground Floor WC

5'5" x 3'0" approx (1.66 x 0.92 approx)

Linoleum flooring. Wall mounted radiator. Wall panelling. Hand wash basin with dual heat tap. WC. Extractor fan.

First Floor Landing

Carpeted flooring. Internal doors leading into bedroom 1, 2 and family bathroom.

Bedroom 1

11'3" x 10'5" approx (3.44 x 3.18 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard. Loft access hatch (boarded providing useful additional storage space.)

Bedroom 2

10'3" x 11'3" approx (3.13 x 3.45 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator.

Family Bathroom

9'2" x 4'5" approx (2.81 x 1.37 approx)

Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Wall panelling. 3 piece suite comprising of a bath with dual heat tap and a electric shower above, hand wash basin with dual heat tap and a WC. Shaver point.

Front of Property

To the front of the property there is a driveway providing off the road parking, pathway to the front entrance and a range of shrubbery.

Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, perfect for a outdoor seating area, artificial lawn, water tap, gated access to the bin area, a range of shrubbery with fencing surrounding.

Agents Notes: Additional Information

Council Tax Band: B

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

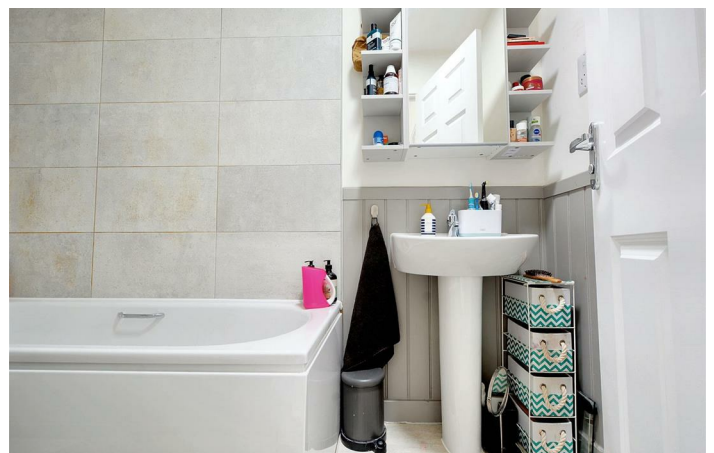
Flood Risk: No flooding in the past 5 years

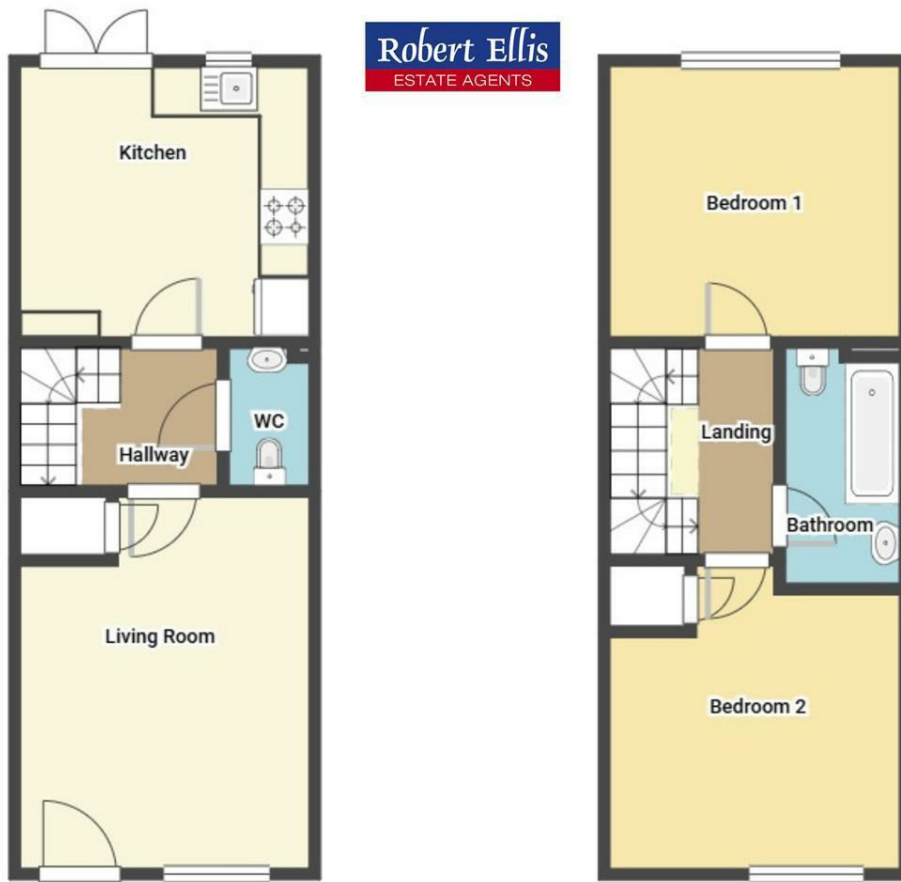
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating	
Current	Potential
84	98
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	
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.