



**Glamis Road**  
**Sherwood, Nottingham NG5 1EF**

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

**Asking Price £240,000 Freehold**



Robert Ellis Estate Agents are thrilled to present this fantastic three-bedroom mid-terrace family home located in the highly sought-after area of Sherwood, Nottingham.

Positioned just off Haydn Road, the property enjoys a prime location with Tesco Express nearby, as well as Sherwood's bustling high street, which boasts an excellent range of restaurants, bars, and shops. With transport links via Hucknall Road providing easy access to Nottingham City Centre and the surrounding areas, the home is also conveniently close to Aldi, Sainsbury's and benefits from the Free Medilink bus service for those working at City or QMC Hospitals.

Upon entering, you are greeted by an inviting entrance hallway that leads into the fitted kitchen diner, complete with modern units and ample dining space. Off the hallway, there is a convenient downstairs WC and a spacious lounge diner offering views over the enclosed rear garden. The garden features a patio area and a lawn, making it perfect for young professionals or families to enjoy outdoor living.

The first floor landing leads to the generously sized master bedroom, a second double bedroom, and a third bedroom, all serviced by a refitted modern family bathroom with a stylish three-piece suite.

To the front of the property, there is a block-paved driveway providing ample parking for at least two cars.

This is a superb opportunity for first-time buyers or investors looking to expand their portfolio. Contact the office today to arrange your viewing before it's too late!



### Entrance Hallway

Modern double glazed composite door leading into the entrance hallway. UPVC double glazed window to the front elevation. Staircase leading to the first flooring landing. Tiled flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Panelled doors leading into the lounge, kitchen diner and ground floor WC.

### Lounge Diner

11'1" x 19'4" approx (3.38m x 5.89m approx)

This larger than average lounge diner benefits from having UPVC double glazed windows to front and rear elevations creating a dual aspect. UPVC double glazed door to rear elevation leading to the garden. Laminate floor covering. 2 x Wall mounted radiators. Ceiling light points. Coving to ceiling. Feature fireplace incorporating a wooden mantle, marble hearth and back panel with electric fire.

### Kitchen Diner

14'1" x 9'03" approx (4.29m x 2.82m approx)

UPVC double glazed window to rear elevation. Laminate floor covering. Tiled splash backs. Wall mounted double radiator. Ceiling light point. A range of matching wall and base units incorporating laminate worksurfaces over. Stainless steel sink with swan neck tap. Space and point for a freestanding cooker. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Extractor hood. double glazed composite door to rear elevation. Under stairs storage cover providing useful additional storage space and housing electrical meter points.

### Ground Floor WC

2'7" x 5' approx (0.79m x 1.52m approx)

UPVC double glazed window to front elevation. Tiled flooring. Tiled walls. Recessed spotlights to ceiling. Corner vanity wash hand basin. Low level flush WC.

### First Floor Landing

Laminate floor covering. Recessed spotlights to ceiling. Loft access hatch. Airing cupboard housing hot water cylinder with further storage above. Panel doors leading off to bedrooms 1, 2, 3 and the family bathroom.

### Bedroom 1

11'03" x 10'09" approx (3.43m x 3.28m approx)

UPVC double glazed window to the front elevation. Laminate floor covering. Wall mounted radiator. Ceiling light point. Built-in storage cupboard over the stairs providing useful additional storage space.

### Bedroom 2

13'08" x 8'10" approx (4.17m x 2.69m approx)

UPVC double glazed window to the rear elevation. Laminate floor covering. Wall mounted radiator. Ceiling light point. Airing cupboard housing Baxi gas central heating boiler with additional storage space above.

### Bedroom 3

10'9" x 8'1" approx (3.28m x 2.46m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Family Bathroom

6' x 5'5" approx (1.83m x 1.65m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Tiled walls. Wall mounted towel rail. Ceiling light point. Walk-in shower enclosure with electric shower above. Vanity wash hand basin with storage cupboards below. Low level flush WC.

### Front of Property

To the front of the property there is a large blocked paved driveway providing off the road parking, fencing to the boundaries and pathway to the front entrance door. Secure access to the rear.

### Rear of Property

To the rear of the property there is a larger than average enclosed garden being laid mainly to lawn with large paved patio area, hedging and fencing to the boundaries and two brick built stores offering useful additional storage space.

### Brick Store 1

4'07" x 13'02" approx (1.40m x 4.01m approx)

Offering additional storage.

### Brick Store 2

4'6" x 8'11" approx (1.37m x 2.72m approx)

Side access door and window offering further secure storage space.

### 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, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

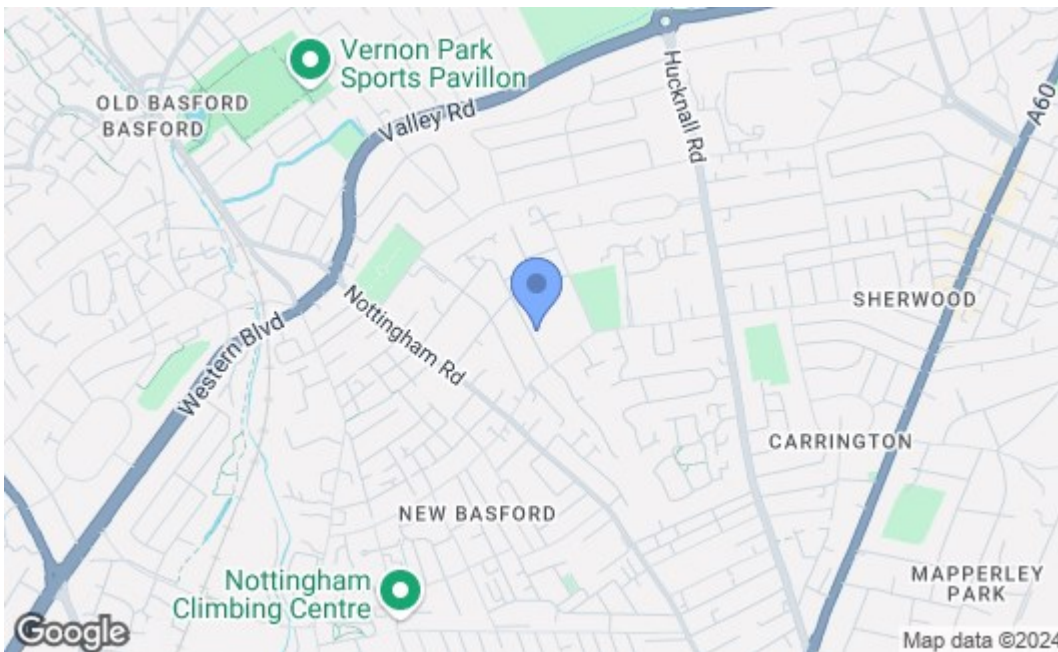
Flood Defences: No

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			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(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.