



Joyce Close
Sherwood, Nottingham NG5 3FB

A WELL MAINTAINED THREE BEDROOM
MID TERRACE PROPERTY FOR SALE
SITUATED IN SHERWOOD.

Guide Price £220,000 Freehold



** GUIDE PRICE £220,000 - £230,000 ** NO CHAIN- PERFECT FOR FAMILIES AND FIRST TIME BUYERS **

Robert Ellis Estate Agents are proud to present this charming three-bedroom mid-terrace property located in the sought-after area of Sherwood, Nottingham.

Spacious and inviting, this home offers the convenience of a private driveway, making it an excellent choice for families or first-time buyers. Situated in a highly desirable residential area, the property is close to local amenities and enjoys easy access to transport links in and out of Nottingham City Centre.

As you enter, you're greeted by a generous hallway that leads to the inviting lounge, open-plan kitchen diner and stairs to the first floor. The kitchen then leads through to the ground floor WC. The landing is flooded with natural light from a well-placed window, offering access to three well-proportioned bedrooms and a modern family bathroom.

Outside, the front of the property boasts a driveway with ample parking for multiple vehicles, alongside a neatly maintained lawn featuring an elegant Acer tree. Side access is provided for easy bin storage. The rear garden is spacious yet low-maintenance, offering an ideal space for summer BBQs and family gatherings.

AN EARLY VIEWING IS HIGHLY RECCOMDND TO APPRECIATE THE ACCOMODATION ON OFFER!



Entrance Porch

5'8" x 3'6" approx (1.74 x 1.08 approx)

Double glazed entrance door leading into the entrance porch. Double glazed windows to the front and side elevations. Carpeted flooring. Wooden entrance door leading into the entrance hallway.

Entrance Hallway

Carpeted flooring. Wall mounted radiator. Staircase leading to the first floor landing. Internal doors leading into the lounge and kitchen diner

Lounge

18'0" x 10'11" approx (5.50 x 3.33 approx)

Double glazed windows to the front and rear elevations. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Feature gas fire with tiled hearth back boiler with surround. Internal door leading into the kitchen diner.

Kitchen Diner

10'6" x 18'10" approx (3.22 x 5.76 approx)

Double glazed windows to the front and rear elevations. Composite door to the rear elevation. Linoleum flooring. Tiled splashbacks. A range of wall and base units with worksurfaces above, incorporating a sink and drainer unit with dual tap. Space and plumbing for an automatic washing machine. Space and plumbing for a freestanding dishwasher. Space and point for a freestanding cooker. Space and point for a freestanding fridge freezer. Extractor fan. Internal door leading into the ground floor WC.

Ground Floor WC

2'10" x 4'3" approx (0.88 x 1.32 approx)

Linoleum flooring. Spotlights the ceiling. UPVC cladding. Extractor fan. Hand wash basin with separate hot and cold taps. WC.

First Floor Landing

Double glazed window to the rear elevation. Carpeted flooring. Loft access hatch. Built-in storage cupboard. Internal doors leading into bedroom 1, 2, 3 and family bathroom.

Bedroom 1

12'7" x 11'11" approx (3.84 x 3.65 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard housing the immersion heater and hot water cylinder.

Bedroom 2

13'1" x 10'6" approx (4.01 x 3.22 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard.

Bedroom 3

8'3" x 7'1" approx (2.53 x 2.17 approx)

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

Family Bathroom

8'2" x 5'7" approx (2.49 x 1.72 approx)

Double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. UPVC cladding. 3 piece suite comprising of a walk-in electric shower, hand wash basin with dual tap and a WC

Front of Property

To the front of the property there is a driveway providing off the road parking and a laid to lawn area surrounded by a hedging.

Rear of Property

To the rear of the property there is a low maintenance enclosed rear garden with a patio area with steps leading up to a further patio area, space for storage bins, outside tap, a brick built plant bed area, a range of plant with shrubbery and trees surrounded by hedging and fencing and gated access to the rear.

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

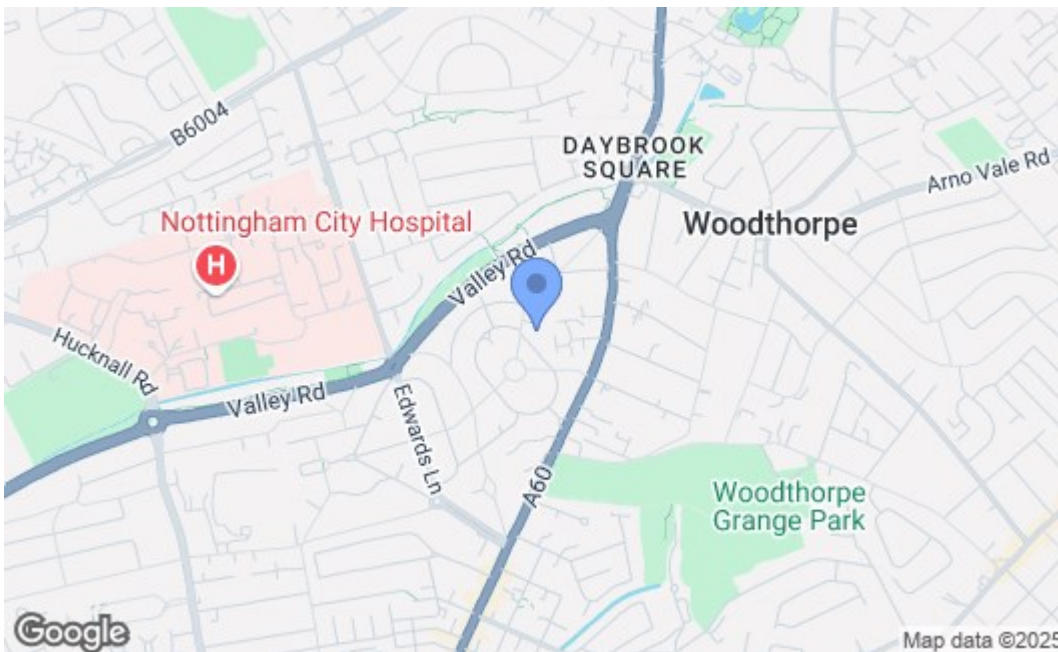
Flood Defences: No

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			88
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.