



**Cannon Street  
Sherwood, Nottingham NG5 2HB**

**Asking Price £200,000 Freehold**

A THREE BEDROOM, THREE STORY SEMI-DETACHED PROPERTY FOR SALE, SITUATED IN SHERWOOD. SELLING WITH NO UPWARD CHAIN.





Robert Ellis Estate Agents are delighted to bring to the market this three-bedroom semi-detached family home, located in the highly desirable area of Sherwood, Nottingham.

Situated just off Haydn Road, this property benefits from an excellent location, with a Tesco Express nearby and Sherwood's vibrant high street offering a fantastic selection of restaurants, bars, and shops. Transport links via Hucknall Road provide easy access to Nottingham City Centre, while proximity to Aldi, Sainsbury's, and the Free MedLink bus service makes it convenient for those working at City or QMC Hospitals.

The area is home to five schools, catering to students from infancy through secondary education including Djanogly Sherwood Academy and Haydn Primary School.

The property welcomes you with a spacious entrance hallway leading into the living room, a separate dining room, and an extended kitchen. The kitchen provides access to the enclosed rear garden, an outside W/C, and a cellar offering additional storage space.

On the first floor, the landing leads to a generously sized master bedroom, a second double bedroom, and a family bathroom. Stairs rise to the second floor, where you'll find a third bedroom, ideal for use as a guest room, office, or additional storage.

This property presents a wonderful opportunity for first-time buyers or investors looking to renovate and add value. While it does require modernisation and improvements, the potential of this home has been reflected in the asking price.

Selling with NO UPWARD CHAIN. Contact the office today to arrange your viewing and secure this fantastic opportunity!



### Front of Property

The property fronts the road with quarry tile storm porch, glazed front door leading to entrance hallway, gated side access leading to enclosed rear garden.

### Entrance Hallway

3'5 × 10'3 approx (1.04m × 3.12m approx)

Glazed entrance door to front elevation, staircase leading to the first floor landing, ceiling light point, coving to ceiling, feature plastered arch with sculpted heads, internal panel doors leading off.

### Living Room

12' × 11'01 approx (3.66m × 3.38m approx)

UPVC double glazed sectional window to the front elevation, ceiling light point, coving to ceiling, feature fireplace incorporating tiled hearth and surround with 4 bar gas fire.

### Dining Room

11'10 × 11'08 approx (3.61m × 3.56m approx)

Window to rear elevation, ceiling light point, fireplace incorporating tiled hearth and surround with 4 bar gas fire, panelled door leading through to extended kitchen.

### Extended Kitchen

14'05 × 6'11 approx (4.39m × 2.11m approx)

A range of wall and base units with laminate worksurface over, stainless steel sink with hot and cold tap above, UPVC double glazed windows to the side elevation overlooking the garden, tiled splashbacks, quarry tile flooring, ceiling light point, door providing access to enclosed rear garden, panelled door leading to cellar.

### Cellar

14'10 × 14' (4.52m × 4.27m )

Electric and gas meter points, separated into 2 separate stores with light and point, wall mounted consumer unit.

### First Floor Landing

Ceiling light point, staircase leading to second floor landing, panelled doors leading off.

### Bedroom 1

12'01 × 15'06 approx (3.68m × 4.72m approx)

Two UPVC double glazed windows to the front elevation, ceiling light point.

### Bedroom 2

8'11 × 11'09 (2.72m × 3.58m )

Window to rear elevation, ceiling light point.

### Family Bathroom

6'11 × 4'05 approx (2.11m × 1.35m approx)

Panelled bath with hot and cold tap above, low level flush WC, ceiling light point, window to rear elevation.

### Second Floor Landing

Wall light point, roof light, panelled door leading to bedroom 3.

### Bedroom 3

14'08 × 10'7 approx (4.47m × 3.23m approx)

Double glazed sash style window to side elevation, ceiling light point.

### Rear of Property

To the rear of the property there is an enclosed low maintenance garden with brick walls to the boundaries, shrubs and trees planted to the borders, gated access to front of the property.

### 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

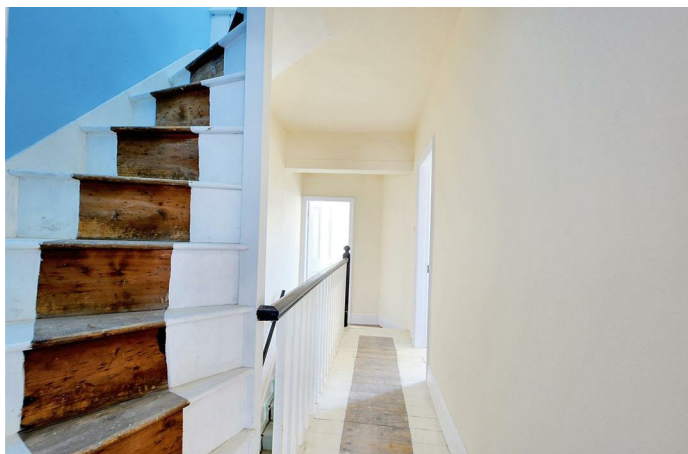
Any Legal Restrictions: No

Other Material Issues: No

### Outhouse

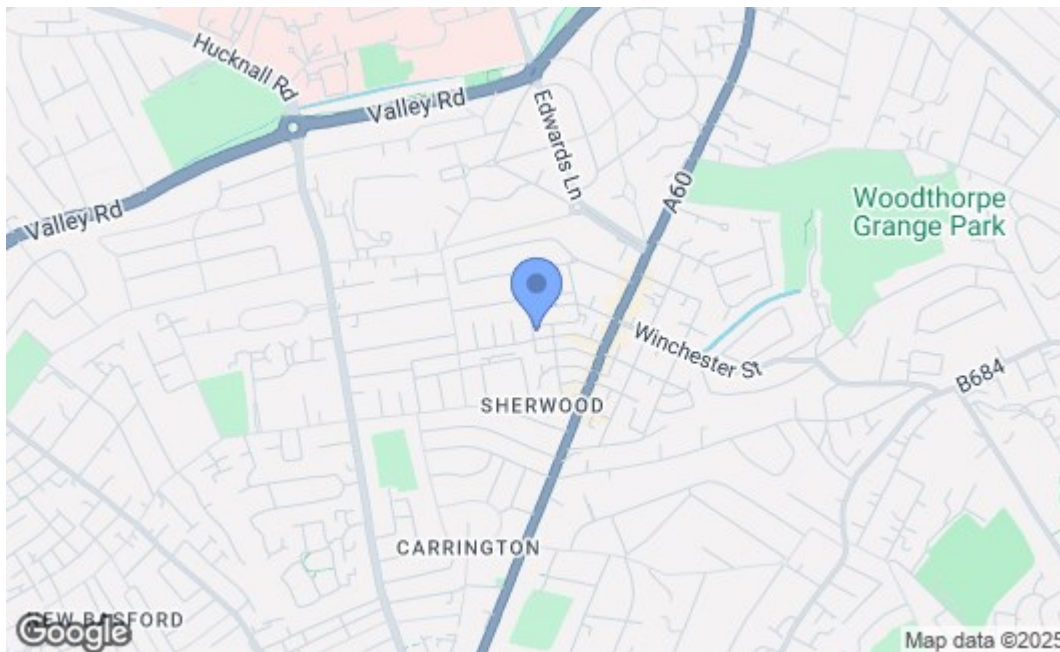
5'04 × 2'09 (1.63m × 0.84m )

Low level flush WC, quarry tile flooring.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		18	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
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.