



Sherwin Road  
Stapleford, Nottingham NG9 8PQ

A THREE BEDROOM MID TERRACED  
HOUSE.

**£245,000 Freehold**





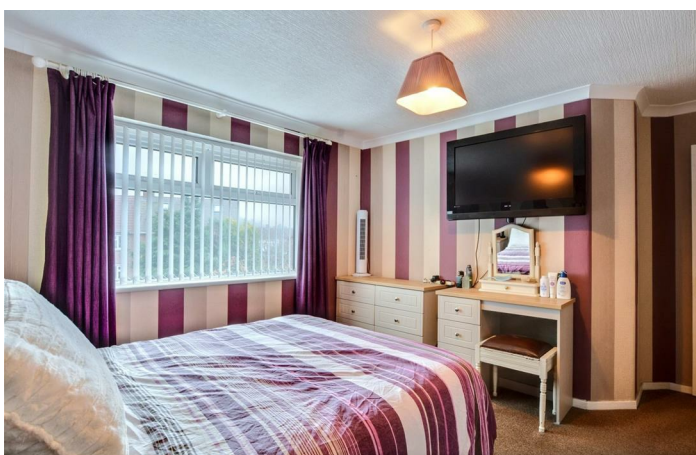
A kerb-side glance is not nearly enough to fully appreciate this surprisingly spacious three bedroom mid terraced house.

This family sized property comes to the market in a ready to move into condition with features including two reception rooms, gas fired central heating served from a combination boiler and double glazed windows throughout. The property has leased solar panelling with the owner and future owner benefitting from cheaper electricity.

A block paved driveway provides off-street parking for two vehicles and the property enjoys particularly good size landscaped rear gardens which also include a sectional concrete garage, although there is no vehicle access but offering a great workshop space.

Situated in this popular residential suburb, great for families and commuters alike as schools for all ages are within easy reach as is open space and playing fields. There are good road networks nearby linking Nottingham, Derby and Junction 25 of the M1 motorway.

Viewing recommended.



## ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor.

## LOUNGE

13'11" x 11'6" (4.26 x 3.51)

Flame effect electric fire, radiator, double glazed window to the front.

## KITCHEN

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

Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, appliance space. Breakfast bar, archway to dining room, double glazed window to the rear. Door to rear lobby.

## DINING ROOM

10'6" x 8'11" (3.21 x 2.73)

Radiator, double glazed window to the rear.

## REAR LOBBY/UTILITY ROOM

5'6" x 4'10" (1.70 x 1.48)

Double glazed rear exit door to cloaks/WC.

## CLOAKS/WC

Radiator, low flush WC.

## FIRST FLOOR LANDING

Loft hatch. Doors to bedrooms, bathroom and separate WC.

## BEDROOM ONE

11'8" x 11'4" plus door recess (3.56 x 3.46 plus door recess)

Radiator, double glazed window to the front.

## BEDROOM TWO

11'2" x 10'5" (3.41 x 3.2)

Radiator, double glazed window to the rear.

## BEDROOM THREE

11'8" reducing to 7'9" x 7'8" increasing to 9'2" (3.58 reducing to 2.38 x 2.34 increasing to 2.80)

Radiator, double glazed window to the front.

## BATHROOM

Two piece suite comprising wash hand basin and vanity unit, walk-in shower enclosure. Partially tiled walls, heated towel rail, cupboard housing gas combination boiler (installed in 2022) for central heating and hot water.

## SEPARATE WC

Low flush WC, double glazed window.

## OUTSIDE

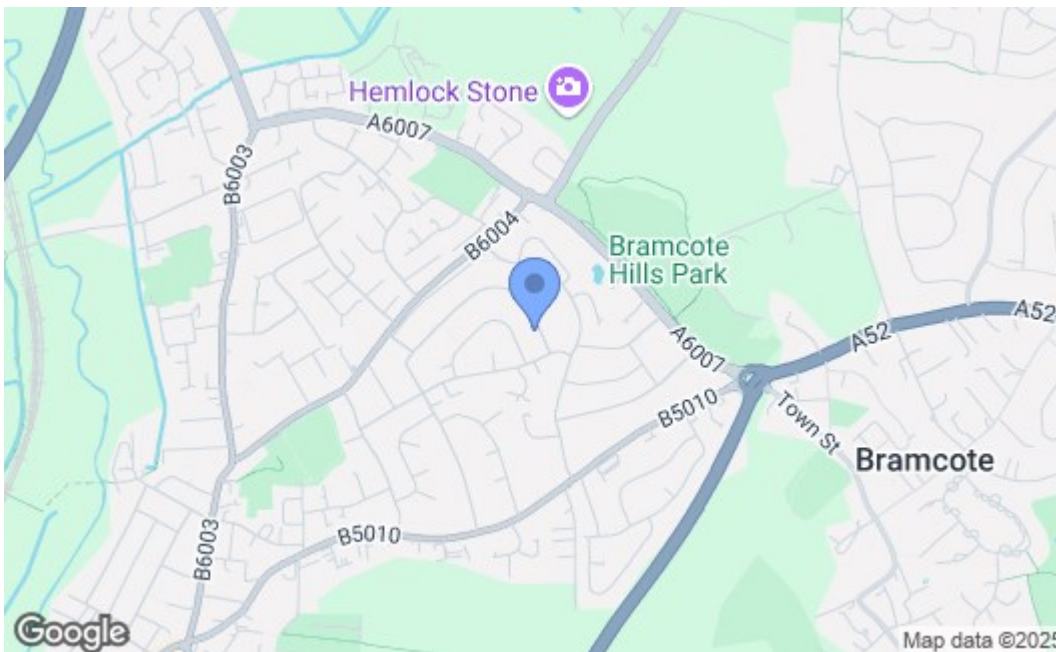
The property is set back from the road with a block paved forecourt providing parking for two vehicles side-by-side. A shared passageway at the side leads to a personal gate opening to the rear garden. The rear garden is of a generous size, an attractive decked area with pergola. There is a section of garden laid to artificial turf and a gravel area, attached brick outbuilding and sectional concrete garage (no vehicle access, used as a workshop).

## SOLAR PANELS

The property benefits from solar panels which are leased on a 25 lease with approximately 20 years remaining. The owner and subsequent owner benefitting from cheaper electricity. Further information is available on request.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(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.