



**Ampthill Rise**  
**Sherwood, Nottingham NG5 3AU**

**Guide Price £250,000 Freehold**

**\*\*GUIDE PRICE £250,000 - £260,000\*\***  
**A WELL PRESENTED THREE BEDROOM**  
**SEMI DETACHED HOME SITUATED IN**  
**SHERWOOD!**



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This three-bedroom semi-detached home is located in the residential area of Sherwood, Nottingham. Offering a practical and comfortable living space, it is an ideal choice for families or first-time buyers looking for a property with great potential.

The property benefits from a driveway providing off-road parking for multiple vehicles, ensuring convenience for families with more than one car. The enclosed rear garden is simple but functional, with a lawn area that offers an easy-to-maintain outdoor space for a variety of uses.

Inside, the home features a spacious lounge that is filled with natural light, creating a welcoming environment for relaxation. The kitchen/diner is well-sized and provides a practical space for family meals, with ample storage and room to accommodate dining furniture.

Upstairs, there are three good-sized bedrooms, each offering flexibility for various uses such as bedrooms, home offices, or additional living space. The family bathroom is located conveniently on this floor, and there is a separate WC for added convenience.

Situated in Sherwood, the property is close to local amenities, schools, and transport links, offering easy access to Nottingham city centre. This home is perfect for those looking for a well-priced property in a practical location. Early viewing is highly recommended.



### Front of Property

To the front of the property there a driveway for off the road parking for up to three cars, pebbled front garden with fencing and hedging to the boundaries and gated access to the rear of the property.

### Entrance Hallway

Wooden entrance door leading to the entrance hallway, linoleum flooring, wall mounted tall vertical radiator, carpeted stairway leading to the first floor landing, storage cupboard, door leading to lounge, door to kitchen diner, single glazed feature window to the front elevation.

### Lounge

13'5" x 9'10" approx (4.11 x 3.01 approx)

Carpeted flooring, UPVC double glazed bay window to the front elevation, coving to the ceiling, wall mounted radiator, TV point, ceiling light point.

### Kitchen Diner

21'2" x 11'5" approx (6.46 x 3.48 approx)

Linoleum flooring, wall mounted radiator, UPVC double glazed windows to the rear elevation, UPVC double glazed door leading to the rear enclosed garden, TV point, recessed spotlights to the ceiling, space and point for a fridge freezer, a range of matching wall and base units with work surfaces over, 1 1/2 bowl sink and drainer unit with mixer tap over, space and point for washing machines, 4 ring NEFF induction hob with extractor hood over, cupboard housing the boiler, double NEFF electric oven.

### First Floor Landing

Carpeted flooring, single glazed feature window to the side and front elevations, access to loft, ceiling light point, panelled doors leading off to rooms.

### Bedroom 1

9'10" x 13'6" approx (3.01 x 4.12 approx)

UPVC double glazed bay window to the front elevation, carpeted flooring, ceiling light point, wall mounted radiator.

### Bedroom 2

12'9" x 11'10" approx (3.91 x 3.62 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, ceiling light point, wall mounted radiator.

### Bedroom 3

7'10" x 8'8" approx (2.41 x 2.65 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, ceiling light point, wall mounted radiator.

### Separate WC

Linoleum flooring, WC, UPVC double glazed window to the side elevation.

### Bathroom

Single glazed feature window to the front elevation, L-shaped bath with mixer tap and mains fed shower above, linoleum flooring, wash hand basin with mixer tap, tiled splashbacks, chrome heated towel rail, ceiling light point.

### Rear of Property

To the rear of the property there is an enclosed rear garden with both a patio and lawned area, gated access to the front of the property.

### 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, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

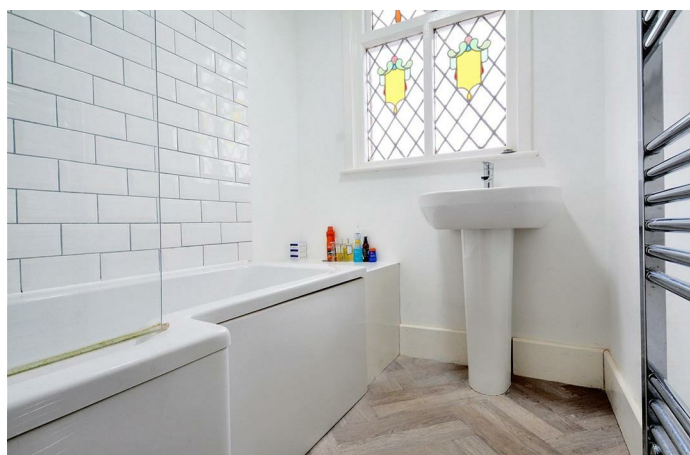
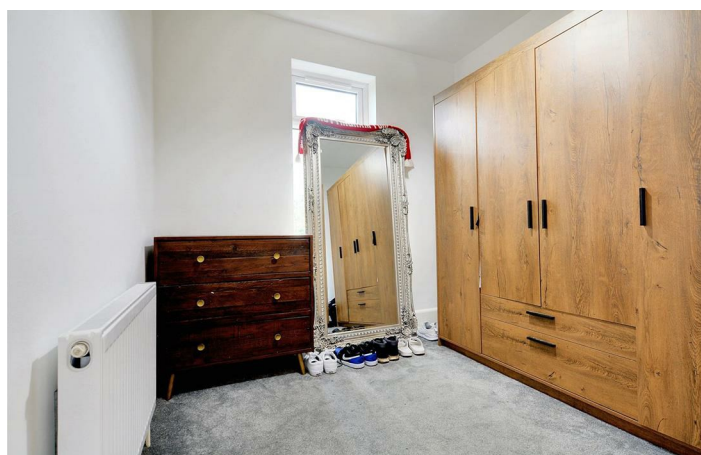
Flood Risk: No flooding in the past 5 years

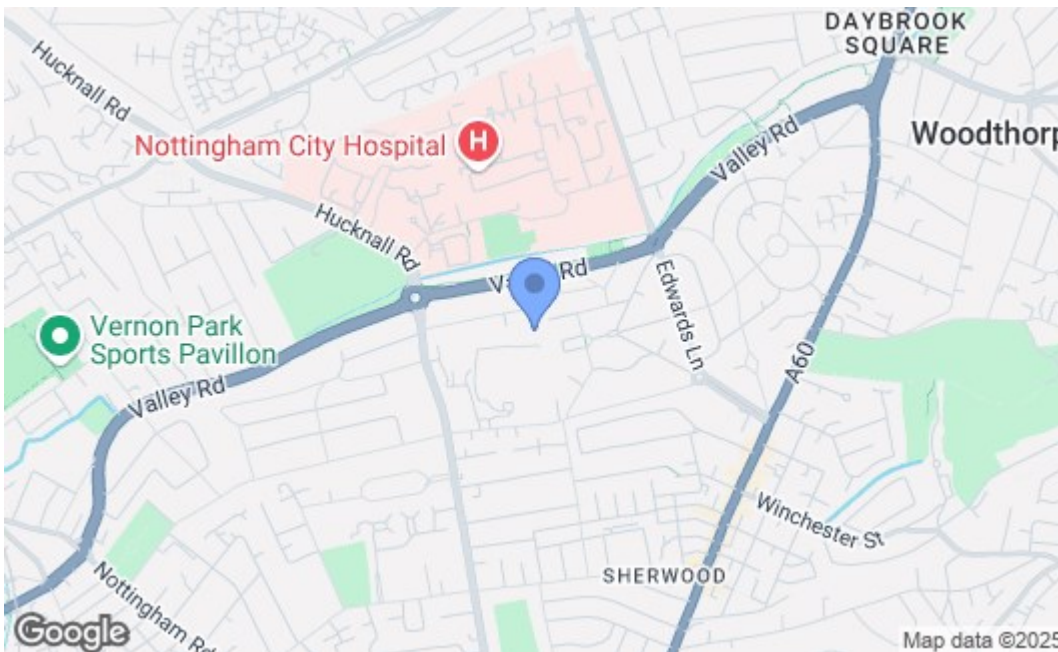
Flood Defences: No

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		64	
(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.