

Haydn Road  
Sherwood, Nottingham NG5 2LB

**Guide Price £180,000 Freehold**

A TRADITIONAL THREE-BEDROOM MID-TERRACE FAMILY PROPERTY.





\*\*\* INVESTMENT OPPORTUNITY \*\*\*

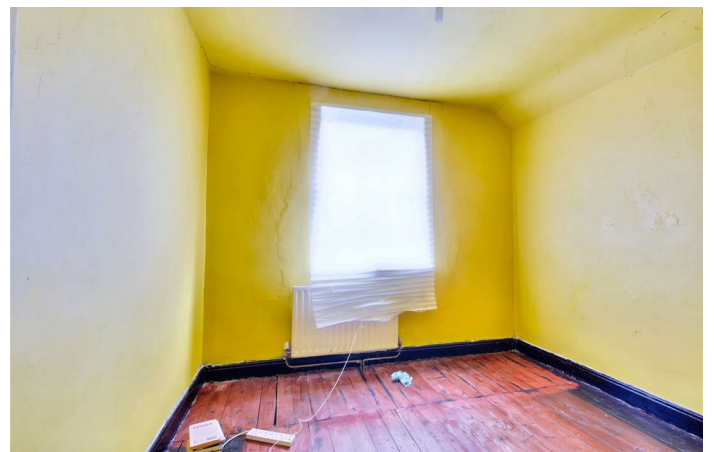
Robert Ellis are delighted to bring to the market this three-bedroom mid terrace property situated in the heart of Sherwood, Nottingham.

The property is found a stone's throw away from the thriving high street in Sherwood, with excellent transport links the area has to offer, including local shops and restaurants. Being positioned for easy access into Nottingham City Centre and the surrounding areas and being on the doorstep of Nottingham City Hospital. To fully appreciate the size of the accommodation on offer, an early viewing is highly recommended.

Constructed of brick to the external elevation all under a tiled roof. The accommodation comprises of an entrance porch, entrance hallway, living room, dining room, kitchen and ground floor WC along with a rear lobby/utility area. On the first floor, there are three good-sized bedrooms and a family bathroom. With an enclosed garden to the rear.

The property requires some modernization, however, this property offers excellent potential to add value for an incoming buyer looking for a property to let out or re-sell or make their own.

Offered to the market with the benefit of NO UPWARD CHAIN, contact the office to make your appointment to view today!



### Entrance Porch

3'1 x 3'1 approx (0.94m x 0.94m approx)

Wooden entrance door to the front elevation with fixed glazed panel above. Quarry tile flooring. Ceiling light point. Internal door leading into the entrance hallway.

### Entrance Hallway

Strip wood flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Staircase leading to the first floor landing. Internal door leading into the living room and dining room.

### Living Room

12'4 x 13'9 approx (3.76m x 4.19m approx)

UPVC double glazed sectional bay window to the front elevation. Strip wood flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Wall mounted 3 bar gas fire.

### Dining Room

12'7 x 12'5 approx (3.84m x 3.78m approx)

UPVC double glazed leaded window to the rear elevation. Strip wood flooring. Wall mounted radiator. Ceiling light point. Feature fireplace incorporating a living flame gas fire, mantle, tiled hearth and back panel. Internal door leading into the fitted kitchen.

### Kitchen

12'4 x 10' approx (3.76m x 3.05m approx)

UPVC double glazed leaded window to the side elevation. Quarry tile flooring. Wall mounted radiator. Ceiling light point. A range of matching wall and base units incorporating laminate worksurfaces above. Stainless steel sink with hot and cold taps. Wall mounted gas central heating combination boiler. Panel door leading down to the cellar. Panel door leading into the rear lobby.

### Rear Lobby

3'7 x 5'1 approx (1.09m x 1.55m approx)

UPVC double glazed door to the rear elevation. Ceiling light point. Space and plumbing for an automatic washing machine. Panel door leading to the ground floor WC

### Ground Floor WC

3'6 x 3'2 approx (1.07m x 0.97m approx)

Window to the rear elevation. Tiled splashbacks. Ceiling light point. Vanity hand wash basin. Low level flush WC.

### Cellar

11'4 x 16'6 approx (3.45m x 5.03m approx)

Gas and meter points. Wall mounted electrical consumer unit. The cellar is divided into separate stores offering useful additional storage space.

### First Floor Landing

Ceiling light point. Built-in over the stairs cupboard providing useful additional storage space. Panel doors leading into bedroom 1, 2, 3 and family bathroom.

### Bedroom 1

11'4 x 11'6 approx (3.45m x 3.51m approx)

2 x UPVC double glazed windows to the front elevation. Strip wood flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes into chimney recess providing useful additional storage space.

### Bedroom 2

9'8 x 12'5 approx (2.95m x 3.78m approx)

UPVC double glazed window to the rear elevation. Strip wood flooring. Wall mounted radiator. Ceiling light point.

### Bedroom 3

9'11 x 9'9 approx (3.02m x 2.97m approx)

UPVC double glazed window to the rear elevation. Strip wood flooring. Wall mounted radiator. Ceiling light point.

### Family Bathroom

6'8 x 6'4 approx (2.03m x 1.93m approx)

UPVC double glazed window to the side elevation. 3 piece suite comprising of a panel bath, pedestal wash hand basin and low level flush WC. Strip wood flooring. Tiled splashbacks. Wall mounted radiator. Airing cupboard housing hot water cylinder with additional storage space above.

### Front of Property

To the front of the property there is a front stone wall to the boundary with pathway leading to front entrance door.

### Rear of Property

To the rear of the property there is an enclosed low maintenance garden incorporating a low maintenance yard area, fencing to the boundaries and secure gated access to 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: O2, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

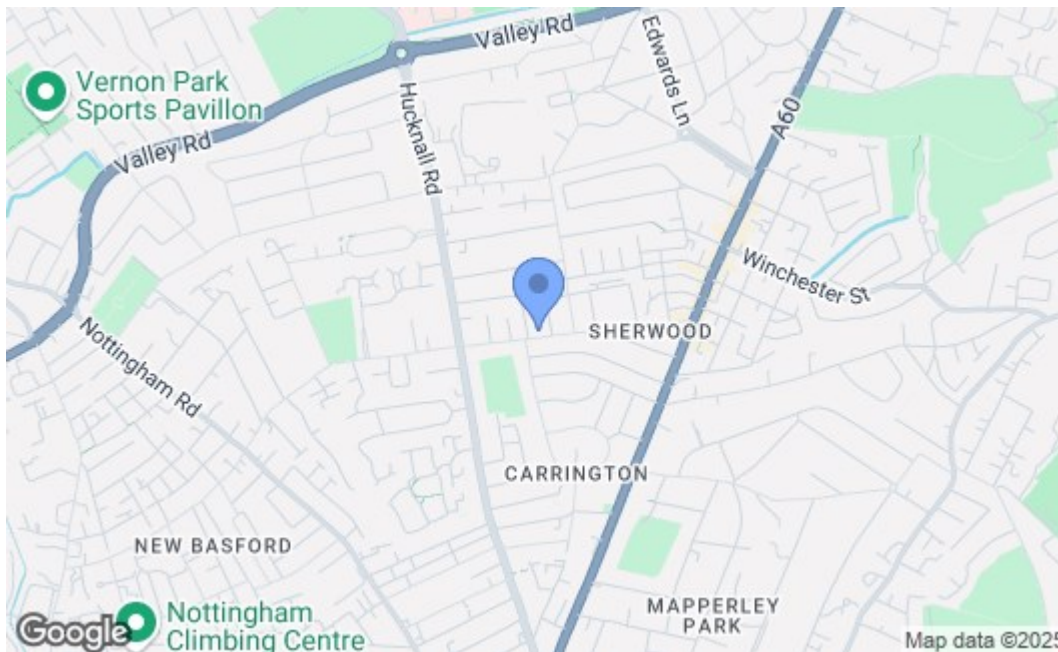
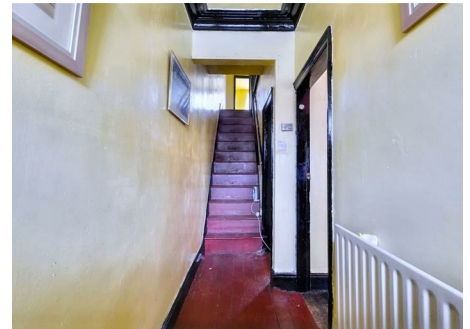
Any Legal Restrictions: No

Other Material Issues: No

993NM/HM







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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.