



Crossley Street  
Sherwood, Nottingham NG5 2LF

**£200,000 Freehold**

A CHARMING TWO BEDROOM MID  
TERRACE FOR SALE IN SHERWOOD !





Robert Ellis Estate Agents are delighted to present this charming two bedroom mid terrace home, perfectly located in the heart of Sherwood. Within walking distance of schools, shops, and excellent transport links, and close to City Hospital and Nottingham City Centre, this property is ideal for first time buyers or anyone looking for a convenient and well-connected location.

Step inside to an entrance hall leading to the lounge, a bright and welcoming space for relaxing or entertaining. From the lounge, you enter the kitchen/diner, which offers plenty of room for family meals and day-to-day living, with access to the enclosed rear garden – a private outdoor space perfect for enjoying the fresh air, gardening, or creating a safe area for children and pets.

Upstairs, there are two good sized bedrooms, both filled with natural light, and a modern family bathroom. Each room provides flexible living space, suitable for a growing family, guests, or a home office setup.

With its excellent location, practical layout, and move-in-ready condition, this property represents a fantastic opportunity in a highly sought-after area.

**BOOK YOUR VIEWING TODAY!**





### Entrance Hallway

Wooden door to the front elevation leading into the entrance hallway comprising tiled flooring, wall mounted radiator, staircase leading to the first floor landing, wooden door leading through to the living room.

### Living Room

10'0" x 45'11" 223'1" approx (3.05m x 14'68 approx)  
UPVC double glazed window to the front elevation, original wooden flooring, wall mounted radiator, wooden door leading through to the kitchen.

### Kitchen Diner

13'77 x 9'04 approx (3.96m x 2.84m approx)  
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and point for a cooker, space and plumbing for a washing machine, space and point for a freestanding fridge freezer, tiled splashbacks, ample space for a dining table, linoleum flooring, pantry, two double glazed windows to the rear elevation, wooden door leading out to the rear garden.

### First Floor Landing

Loft access hatch, wooden doors leading off to:

### Bedroom One

10'51 x 10'96 approx (3.05m x 3.05m approx)  
UPVC double glazed window to the front elevation, original wooden flooring, wall mounted radiator, built-in storage cupboard.

### Bedroom Two

12'38 x 7'51 approx (3.66m x 2.13m approx)  
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in storage cupboard.

### Bathroom

5'49 x 9'08 approx (1.52m x 2.95m approx)  
UPVC double glazed window to the rear elevation, wooden flooring, wall mounted radiator, tiled splashbacks, handwash basin with mixer tap, panelled bath with mixer shower attachment, WC, extractor fan.

### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, pathway leading to rear gated access, additional raised patio seating area, walled and fenced boundaries.

### Front of Property

To the front of the property there is a gated low maintenance gravelled garden with paved patio and pathway leading to the front entrance door, fencing to the boundaries.

### 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 9mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

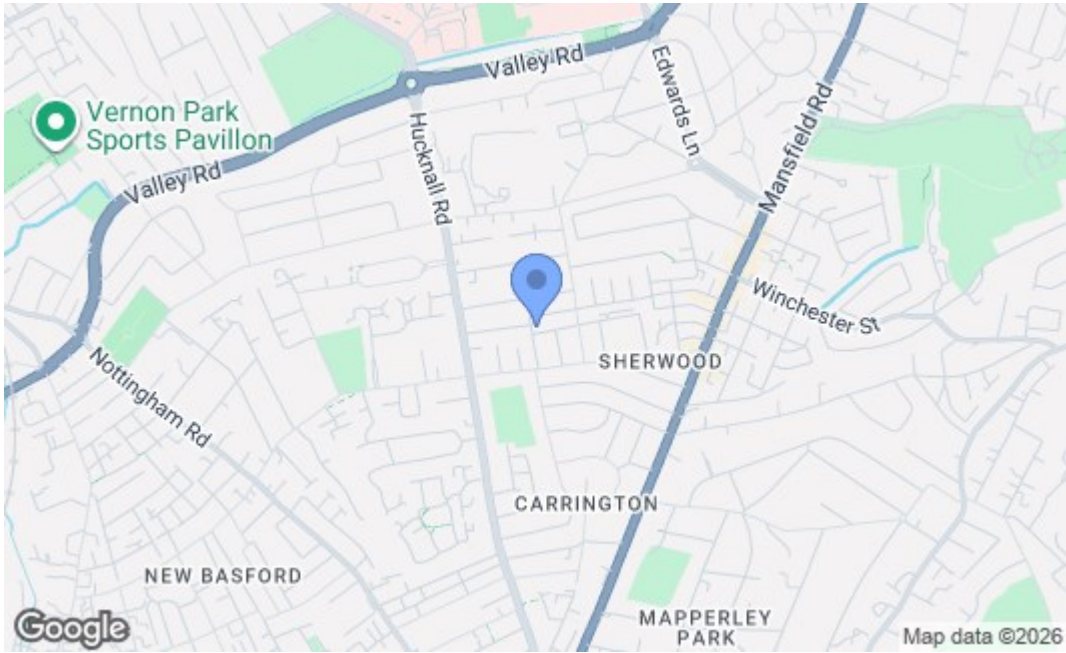
Flood Defences: No

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		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(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.