



**Buttermere Court**  
**Sherwood, Nottingham NG5 2JH**

**Guide Price £220,000 Freehold**

THREE BEDROOM TERRACED PROPERTY  
OFFERED CHAIN FREE.



This well-presented three-bedroom terraced home on Buttermere Court, in the heart of Sherwood, NG5, offers spacious accommodation, excellent convenience, and is available chain free – making it an ideal purchase for first-time buyers, families, or investors alike.

Situated within a quiet cul-de-sac, the property enjoys a peaceful setting while being just a short distance from the vibrant Sherwood High Street, known for its wide range of shops, cafés, restaurants, and local amenities. The location is particularly appealing for families, falling within highly regarded school catchment areas. Excellent transport links, including regular bus routes, provide easy access to Nottingham city centre and surrounding areas.

The property is offered in move-in condition and has previously been tenanted, presenting a ready-to-go opportunity for landlords or a straightforward purchase for owner-occupiers. For added peace of mind, the home benefits from a burglar alarm system and wired smoke detectors.

Internally, the home boasts a large double reception room, offering flexible space for both living and dining, alongside a separate fitted kitchen with access to the rear. The property also benefits from a private rear garden with rear access, ideal for outdoor use.

Upstairs, there are three well-proportioned double bedrooms, providing ample space for families or those needing additional room for home working. A family bathroom serves this level, while additional loft storage offers further practicality.

Externally, the property benefits from off-street parking, an integral garage, and an allocated parking space located to the side of the property, providing convenient and secure parking options.

Combining generous living space, a desirable location, strong school catchment, and no onward chain, this is a fantastic opportunity to acquire a home in one of Nottingham's most sought-after residential areas.



### Entrance Porch

Composite double glazed entrance door to the front elevation, carpeted flooring, wall mounted radiator, door leading through to the lounge.

### Lounge Diner

21'3" x 18'8" approx (6.5 x 5.7 approx )

UPVC double glazed windows to the front and rear elevations, carpeted flooring, wall mounted radiators, fireplace, staircase leading to the first floor landing, door leading through to the kitchen.

### Kitchen

8'6" x 8'6" approx (2.6 x 2.6 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with four ring gas hob over and extractor hood above, space and plumbing for a washing machine, integrated fridge freezer, linoleum flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, UPVC double glazed door leading out to the rear garden.

### First Floor Landing

Carpeted flooring, access to the loft, storage cupboard, doors leading off to:

### Bedroom One

12'5" x 9'6" approx (3.8 x 2.9 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Bedroom Two

9'6" x 8'2" approx (2.9 x 2.5 approx )

Velux window, carpeted flooring, storage cupboard, wall mounted radiator.

### Bedroom Three

7'10" x 8'6" approx (2.4 x 2.6 approx)

Velux window, carpeted flooring, wall mounted radiator.

### Bathroom

5'6" x 8'6" approx (1.7 x 2.6 approx)

Velux window, panelled bath with shower over, wash hand basin with storage below, WC, tiled flooring, tiled splashbacks, wall mounted radiator.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, access to the garage, pathway leading to the front entrance door.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, lawned area, a range of mature plants and shrubbery planted to the borders, fencing to the boundaries, outdoor water tap.

#### 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 14mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

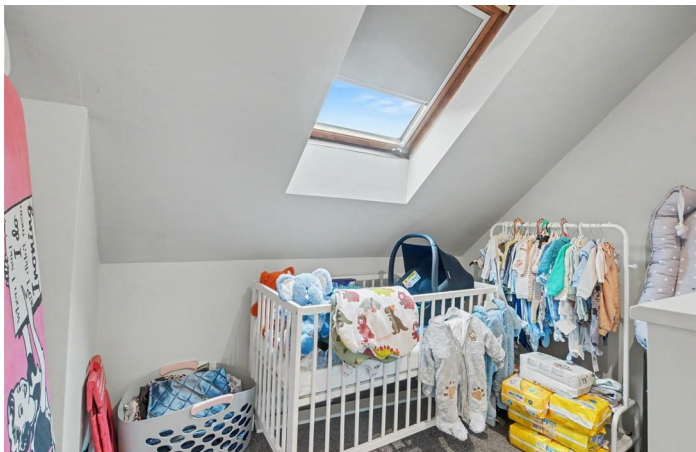
Flood Risk: No flooding in the past 5 years

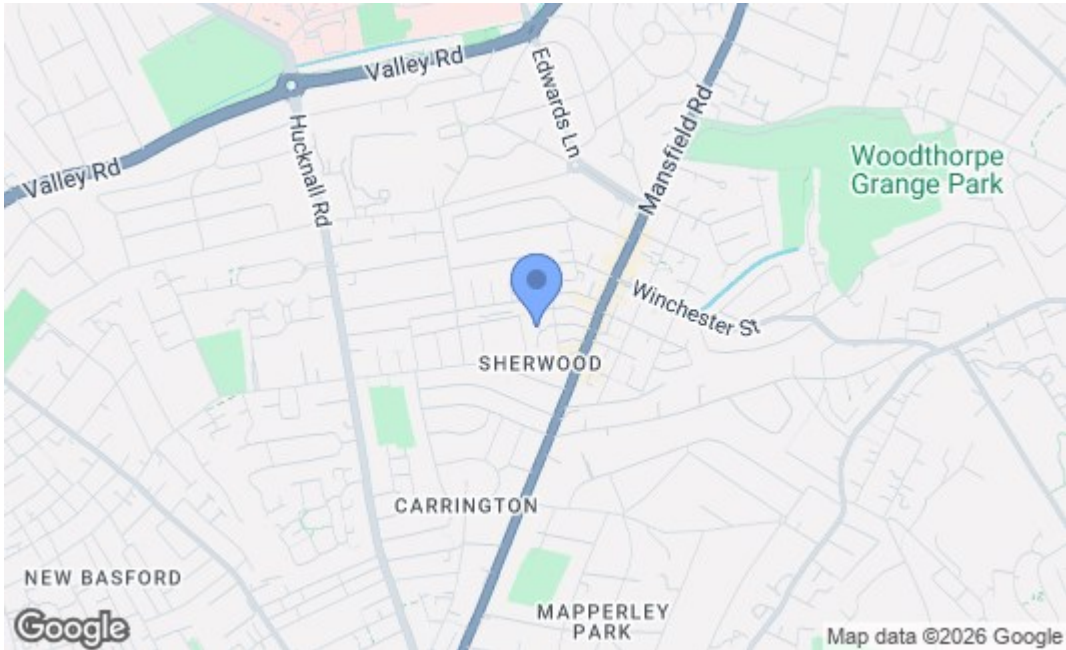
Flood Defences: No

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                                                     |         | 83        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 69      |           |
| (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.