



The Cedars,
Sherwood, Nottingham
NG5 3FP

£150,000 Leasehold



** GROUND FLOOR MAISONETTE **

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC TWO BEDROOM, GROUND FLOOR MAISONETTE situated in SHERWOOD, NOTTINGHAM. Positioned directly off the popular Mansfield Road is being sold to the market with no upward chain. The property is located just a stone's throw away from various local amenities, the City Hospital, and has easy access to Nottingham City Centre.

Upon entry, you are welcomed into the hallway which leads through to the lounge diner, kitchen with fitted units, first bedroom, second bedroom and bathroom featuring a walk in double shower. The home also offers ample storage cupboards.

This is one of Sherwood's desirable, independent living complexes for those over 55's. Contact the office on 01 15 648 5485 before it is too late!



Hallway

13'0" x 4'1" approx (3.97m x 1.26m approx)
UPVC double glazed opaque composite front door.
Carpeted flooring. Doors leading to 2 x Storage
Cupboards. Doors leading to Lounge Diner, Bathroom,
Kitchen, Bedroom 1 & Bedroom 2

Storage Cupboard 1

2'1" x 2'3" approx (0.66m x 0.69m approx)
Housing the tank

Storage Cupboard 2

1'11" x 2'1" approx (0.6m x 0.65m approx)

Lounge/Diner

16'6" x 13'8" approx (5.03m x 4.18m approx)
UPVC double glazed window and UPVC double glazed
door. Carpeted flooring. Wall mounted double radiator.
Wall mounted radiator. Marble fireplace incorporating
marble hearth, wooden surround and electric fire

Kitchen

9'7" x 8'8" approx (2.93m x 2.65m approx)
UPVC double glazed window. Fitted wall and base units
with work surfaces over. Stainless steel sink with a dual heat
tap. Four ring electric hob. Integrated cooker and CDA
microwave. Spaces for a freestanding fridge freezer and
automatic washing machine

Bedroom 1

13'9" x 11'1" approx (4.21m x 3.4m approx)
UPVC double glazed window. Carpeted flooring. Wall
mounted radiator

Bedroom 2

7'4" x 8'5" approx (2.26m x 2.58m approx)
UPVC double glazed window. Wall mounted radiator.
Carpeted flooring

Bathroom

6'5" x 6'5" approx (1.96m x 1.96m approx)
UPVC opaque double glazed window. Vinyl flooring. Fully
tiled walls. Walk-in double shower with hand held shower
unit. Sink with hot and cold tap. Low flush W/C. Wall
mounted double radiator

Council Tax





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lowest running costs	
192 plus A	
161-191 B	
129-160 C	69 7.5
105-128 D	
81-104 E	
61-80 F	
41-60 G	
Not energy efficient - highest running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
101-111 A	
81-100 B	
61-80 C	
41-60 D	
21-40 E	
1-20 F	
1-20 G	
Not environmentally friendly - higher CO ₂ 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.