



The Cedars,  
Sherwood, Nottingham  
NG5 3FP

**£140,000 Leasehold**



**\*\* GROUND FLOOR MAISONETTE \*\***

Robert Ellis Estate Agents are delighted to present to the market this TWO BEDROOM, GROUND FLOOR MAISONETTE situated in THE CEDARS, 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 entrance hallway which leads to the living room diner, kitchen with fitted units, first double bedroom, second bedroom and the family bathroom benefitting from a three piece suite. The home also hosts 3 storage cupboards.

The property sits on an established location with shared communal mature lawned gardens with shrubbery and trees. The property also benefits from having ample communal parking.

A viewing is **HIGHLY RECOMMENDED** to appreciate the **SIZE** and **LOCATION** of this opportunity- Ground floor's are a rarity so make the most of this! Contact our office to arrange your viewing now.



### Entrance Hallway

9'2" x 14'9" approx (2.8 x 4.5 approx)

UPVC double glazed entrance door to the side elevation leading into the Entrance Hallway. Carpeted flooring. Wall mounted radiator. Ceiling light points. Coving to the ceiling. Built-in storage cupboards (1.3 x 1.6m approx & 1.5 x 0.7m approx) Internal doors leading into Living Room / Diner, Kitchen, Bedroom 1, 2 and Family Bathroom.

### Living Room / Diner

18'8" x 15'8" approx (5.7 x 4.8 approx)

UPVC double glazed door to the rear elevation leading out to the communal courtyard gardens. Carpeted flooring. Two wall mounted radiators. Ceiling light points. Coving to the ceiling. Ample space for Dining & Seating

### Kitchen

10'9" x 10'2" approx (3.3 x 3.1 approx)

UPVC double glazed windows to the front and side elevations. Linoleum flooring. Tiled splash backs. Ceiling light point. Range of wall base and drawers units with worksurfaces above. Stainless steel sink and drainer unit with dual heat above. Integrated electric oven. 4 ring hob with extractor unit above. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer

### Bedroom 1

15'8" x 12'9" approx (4.8 x 3.9 approx)

UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in double wardrobes

### Bedroom 2

10'5" x 10'2" approx (3.2 x 3.1 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

### Family Bathroom

4'7" x 7'6" approx (1.4 x 2.3 approx)

UPVC double glazed window to the front elevation. Vinyl flooring. Fully tiled walls. Wall mounted radiator. Spotlights to ceiling. Wall light point. 3 piece suite comprising of a

panel bath with hot and cold taps and mains fed shower above, pedestal wash hand basin with hot and cold taps and a WC

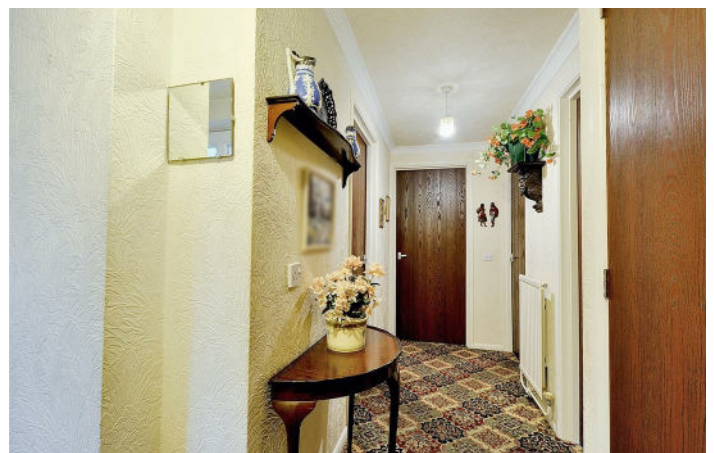
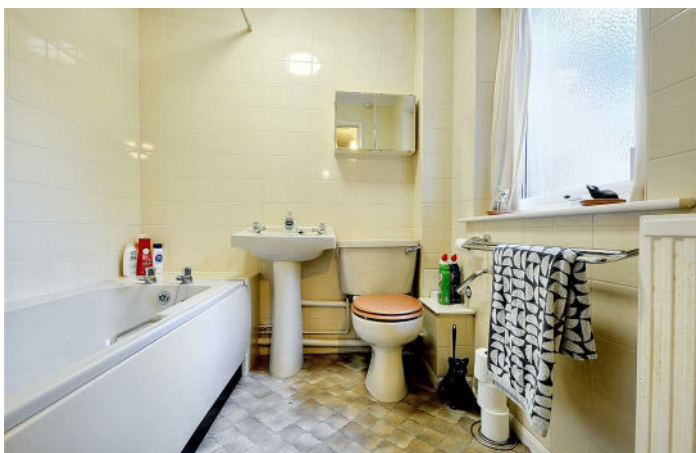
### Outside of Property

The property sits on an established location with mature grounds. Shared communal lawned gardens with shrubbery and trees planted to the borders. The property also benefits from having ample communal parking.

### Council Tax

Local Authority Nottingham

Council Tax band B



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
192 plus	A		
161-191	B		
136-160	C		
105-135	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
192 plus	A		
161-191	B		
136-160	C		
105-135	D		
81-104	E		
61-80	F		
41-60	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.