



Valley Road
Sherwood, Nottingham NG5 1HQ

Guide Price £210,000 Freehold

** GUIDE PRICE £210,000 - £220,000 **
A THREE BEDROOM, END OF TERRACE
FAMILY HOME SITUATED IN SHERWOOD,
NOTTINGHAM.



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Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, END OF TERRACE FAMILY HOME situated in SHERWOOD, NOTTINGHAM.

The property is ideally located within walking distance of Sherwood's high street, which offers a mixture of restaurants, bars, and retail shops. There are transport links on Hucknall Road, allowing access to Nottingham City centre and surrounding areas.

Upon entry, you are welcomed into the dining room which leads to the kitchen with fitted units, under stair storage cupboard and lean to. The ground floor also hosts the lounge.

Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and family wet room.

To the rear is an enclosed garden with laid to lawn, patio and flower beds/shrubbery. It also hosts the detached garage. The front of the home offers a large driveway and front garden with laid to lawn and flower beds.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this great opportunity - Contact the office to arrange your viewing now!



Front of Property

To the front of the property there is a driveway providing off the road parking for 4-5 cars. Large laid to lawn area with flowerbeds and shrubbery. Fencing surrounding

Dining Room

14'11" x 10'4" approx (4.57 x 3.17 approx)

UPVC double glazed opaque composite front door leading into Dining Room. UPVC double glazed windows to the front and side elevations. Laminate flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase to First Floor Landing. Internal doors leading into Living Room & Kitchen

Living Room

18'6" x 14'8" approx (5.64 x 4.48 approx)

UPVC double glazed window to the front elevation. Wooden framed single glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature fireplace

Kitchen

8'9" x 14'6" approx (2.67 x 4.43 approx)

UPVC double glazed windows to the side and rear elevations. Vinyl flooring. Tiled splashbacks. Ceiling light point. Coving to the ceiling. Range of fitted wall and base units with worksurfaces above. Composite sink and drainer unit with swan neck dual heat tap. Space and point for freestanding gas cooker. Extractor unit. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Wall mounted boiler unit. Electric consumer unit. Under the stairs storage cupboard (1.27 x 0.87 m approx.) Internal door leading into Lean To

Lean To

7'7" x 6'10" approx (2.32 x 2.10 approx)

UPVC double glazed window to the rear elevation. Wooden framed single glazed windows to the side elevations. Vinyl flooring. Wooden framed single glazed external door leading to the enclosed rear garden

First Floor Landing

9'7" x 8'8" approx (2.93 x 2.656 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Internal doors leading into Bedroom 1, 2, 3 and Family Wet Room

Bedroom 1

10'4" x 14'8" approx (3.17 x 4.49 approx)

UPVC double glazed windows to the front and side

elevations. Original floorboards. Wall mounted radiator. Ceiling light point

Bedroom 2

8'8" x 8'2" approx (2.66 x 2.50 approx)

UPVC double glazed window to the front elevation. Original floorboards. Wall mounted radiator. Ceiling light point

Bedroom 3

11'5" x 8'7" approx (3.50 x 2.63 approx)

UPVC double glazed window to the rear elevation. Original floorboards. Wall mounted radiator. Ceiling light point

Family Wet Room

8'0" x 5'7" approx (2.46 x 1.71 approx)

UPVC double glazed window to the rear elevation. Vinyl flooring. Partially tiled walls. Wall mounted radiator. Ceiling light point. Electric handheld shower unit. Wall mounted sink with hot and cold tap. WC

Rear of Property

To the rear of the property there is a patio area with ample space for outdoor seating and entertaining, large laid to lawn areas with flowerbeds and shrubbery. Fencing surrounding. Access into Detached Garage

Council Tax

Local Authority Nottingham
Council Tax band A

Agents Notes: Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 8mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – Rivers & Seas : High
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.

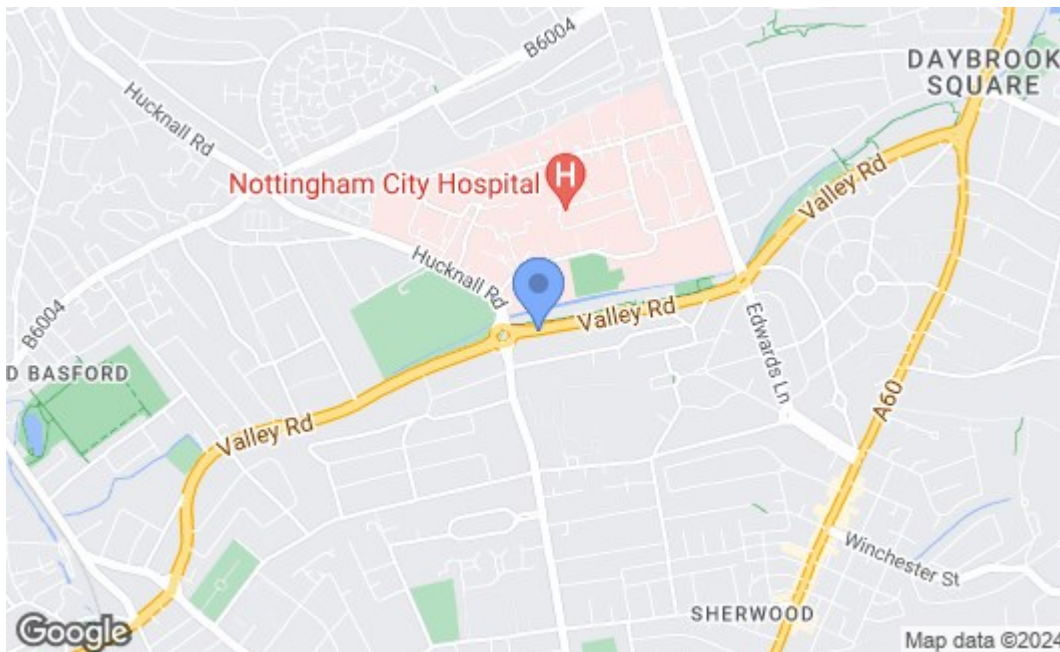


1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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