



Perry Road  
Sherwood, Nottingham NG5 3AE

A FANTASTIC THREE BEDROOM SEMI  
DETACHED FAMILY HOME SITUATED IN  
SHERWOOD, NOTTINGHAM.

**Guide Price £235,000 - £240,000 Freehold**



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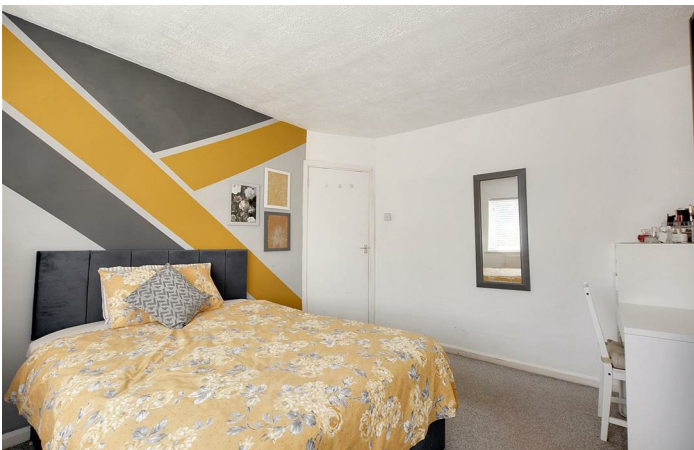
Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME situated in SHERWOOD, NOTTINGHAM.

The property is located within walking distance of Sainsbury's supermarket, excellent transport links and the City Hospital. A short drive away you will find Sherwood's high street which offers a mixture of restaurants, bars and retail shops. There are transport links on Perry Road and Valley Road allowing access to Nottingham City centre and surrounding areas.

Upon entry, you are welcomed into the hallway which leads through to the lounge, under stair storage cupboard, downstairs modern wet room, kitchen with fitted units, lobby and laundry room. Stairs leading to landing, first double bedroom, second double bedroom, third bedroom and storage cupboard.

To the rear is an enclosed patio area and laid to lawn with space for a shed. The front of the home offers a driveway for at least 4 cars with laid to lawn.

A viewing is a MUST to appreciate the SIZE, LOCATION and CONDITION of this GREAT OPPORTUNITY- Contact the office to arrange your viewing now!



### Entrance Hallway

5'9" x 14'9" approx (1.76 x 4.50 approx)

UPVC double glazed composite entrance door to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase to the First Floor Landing. Built-in under the stairs storage cupboard with wooden framed double glazed window (0.81 x 2.30 m approx.). Internal doors leading into the Living Room, Kitchen and Bathroom

### Living Room

14'9" x 11'10" approx (4.52 x 3.62 approx)

UPVC double glazed windows to the front and side elevations. Laminate flooring. Feature wall mounted radiator. Ceiling light point. Built-in storage cupboard (0.77 x 0.30 m approx.)

### Kitchen

12'1" x 6'11" approx (3.70 x 2.11 approx)

UPVC double glazed window to the rear elevation. Vinyl flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted wall, base and drawer units incorporating worksurfaces over. Stainless steel sink with swan neck dual heat tap above. Space and point for freestanding gas cooker. Space and point for freestanding fridge freezer. Internal doors leading to Entrance and Lobby

### Bathroom

9'0" x 5'7" approx (2.75 x 1.71 approx)

Wooden frame double glazed opaque windows to the side elevation. Vinyl flooring. Fully tiled walls. Feature column radiator. Ceiling light point. Handheld electric shower unit. Sink with dual heat tap. WC

### Lobby

3'1" x 4'6" approx (0.95 x 1.38 approx)

Worcester Bosch combination boiler unit. Internal doors leading into Kitchen and Laundry Room. Rear entrance door leading to the enclosed rear garden

### Laundry Room

6'5" x 3'0" approx (1.97 x 0.93 approx)

Vinyl flooring. Built-in shelving. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer.

### First Floor Landing

8'9" x 7'8" approx (2.67 x 2.36 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Built-in storage

cupboard (0.70 x 0.70 m approx.) Internal doors leading into Bedroom 1, 2 and 3

### Bedroom 1

11'11" x 11'11" approx (3.64 x 3.64 approx)

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

### Bedroom 2

10'1" x 10'4" approx (3.08 x 3.17 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard with shelving (0.60 x 0.48 m approx.)

### Bedroom 3

9'6" x 7'6" approx (2.91 x 2.30 approx)

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

### Loft

Loft Ladder, Boarded, Light & Power

### Front of Property

To the front of the property there is a large driveway providing off the road parking for at least 4 cars with a power point, a laid to lawn area with hedging surrounding. Secure gated access to the side of property

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, a large laid to lawn, space for shed with fencing and hedging surrounding.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham City

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

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



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.