



Hadbury Road  
Sherwood, Nottingham NG5 1JY

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

**£200,000 Freehold**





**\*\* IDEAL STARTER HOME \*\* MUST SEE \*\***

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 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, as well as being ideally within walking distance of the Nottingham City Hospital.

Upon entry, you are welcomed into the hallway which leads through to the lounge with feature panelling, modern kitchen with fitted units, hallway and downstairs WC. Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and family bathroom featuring a three piece suite.

Both the front and rear of the property offer gardens. The rear has patio area with laid to lawn and space for a shed, whilst the front offers shrubbery.

If you are looking to get onto the ladder or expand your portfolio, this is the property for you- Contact the office now to arrange your viewing!





### Entrance Hallway

UPVC entrance door to the front elevation leading into the Entrance Hallway. Double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard. Carpeted staircase to the First Floor Landing. Internal door leading into the Lounge

### Lounge

13'0" x 12'0" approx (3.97 x 3.66 approx)

Double glazed bay fronted window to the front elevation. Feature wall panelling. Wall mounted radiator. Internal door leading into the Kitchen

### Kitchen

8'5" x 12'11" approx (2.57 x 3.95 approx)

Double glazed door to the rear elevation. Wood effect lino flooring. Tiled splashbacks. Wall mounted radiator. Range of fitted wall and base units incorporating worksurfaces above. Double sink and drainer unit with dual heat tap. Integrated electric oven. 4 ring gas hob with extractor unit above. Space and point for freestanding fridge freezer. Internal door leading into the Hallway / Utility Area

### Hallway / Utility Area

6'0" x 2'11" approx (1.85 x 0.90 approx)

Lino flooring. Space and plumbing for an automatic washing machine. Built-in storage. Internal door leading into the Ground Floor WC. Entrance door to the side elevation leading to the enclosed rear garden

### Ground Floor WC

2'7" x 5'3" approx (0.79 x 1.62 approx)

Lino flooring. Wall mounted radiator. Hand wash basin with hot and cold taps. WC. Wall mounted boiler unit

### First Floor Landing

Double glazed door to the side elevation. Carpeted flooring. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

11'8" x 9'10" approx (3.57 x 3.00 approx)

Double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Feature fireplace with wooden surround

### Bedroom 2

8'5" x 9'10" approx (2.59 x 3 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator

### Bedroom 3

5'10" x 7'1" approx (1.78 x 2.18 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator

### Family Bathroom

5'9" x 5'4" approx (1.76 x 1.65 approx)

Double glazed window to the rear elevation. Tile effect lino flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Extractor unit. White 3 piece suite comprising of a bath with hot and cold taps and mains fed shower above, hand wash basin with hot and cold taps and a low level WC

### Front of Property

To the front of the property there is gated pathway to the front entrance, range of shrubbery and plants with hedging and fencing surrounding

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, laid to lawn area, range of shrubbery and plants, hedging and fencing surrounding and shed with power and lighting

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

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

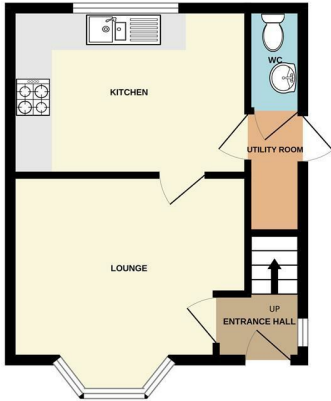
Non-Standard Construction: No

Any Legal Restrictions: No

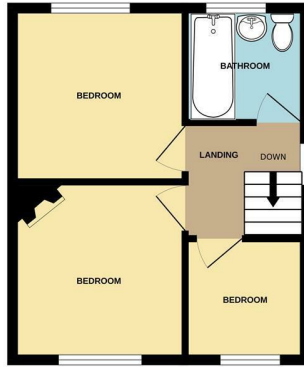
Other Material Issues: No



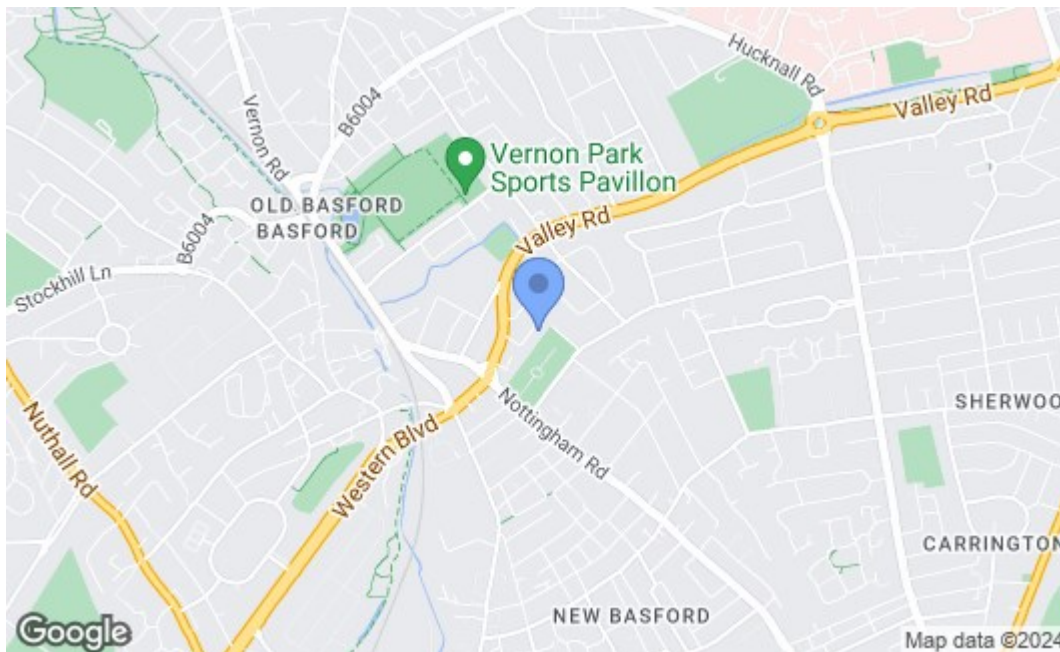
GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq.ft. (58.9 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-measurement. 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.  
Made with Metropix CS2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.