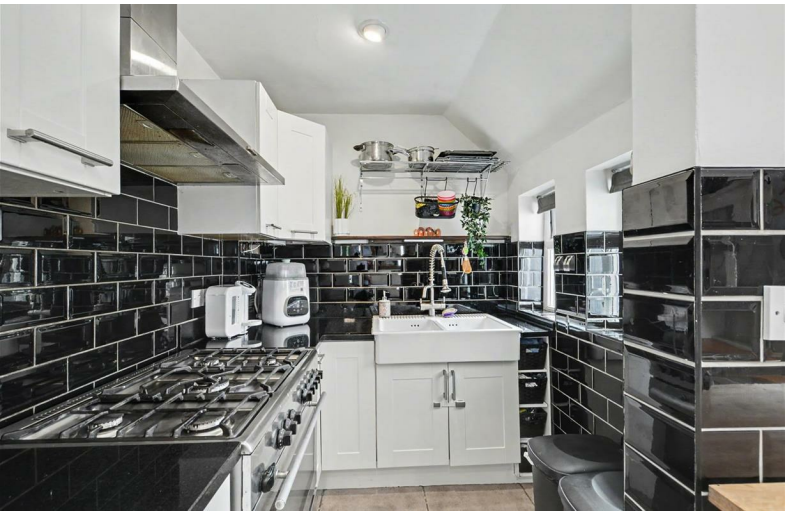
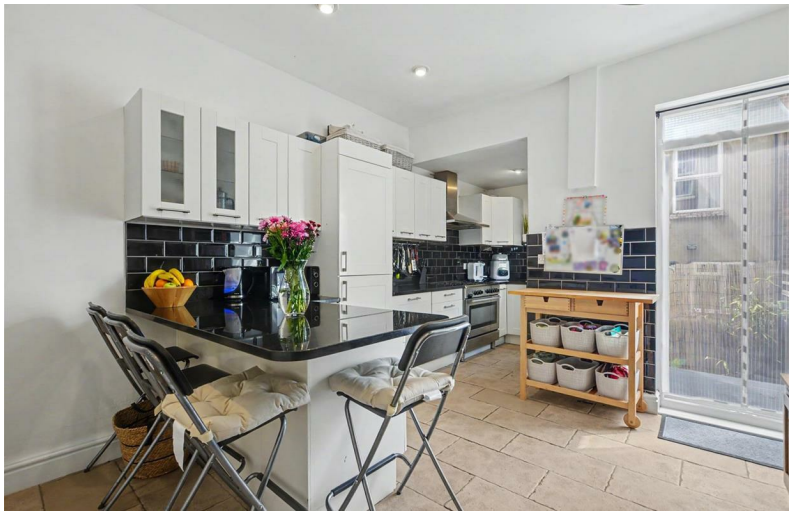
Robert Ellis

look no further...







Ormonde Terrace
Sherwood, Nottingham NG5 2FE

TWO BEDROOM TERRACE HOME FOR SALE WITH LOFT ROOM!

Guide Price £190,000 Freehold

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** Guide Price £190,000 - £200,000 **

A beautifully presented two-bedroom Victorian terrace with a versatile loft room, located in the ever-popular area of Sherwood.

This charming and characterful home offers spacious accommodation throughout, combining period features with modern upgrades to create a property ready to move straight into. Situated within easy reach of Sherwood's vibrant high street, excellent transport links, local amenities and green spaces, this property will appeal to first-time buyers, professionals and investors alike.

The accommodation comprises a welcoming lounge to the front featuring a decorative fireplace and laminate flooring, leading through to an impressive open-plan kitchen diner. The kitchen is fitted with a range of modern wall and base units, Belfast sink, Range-style cooker, integrated fridge freezer, dishwasher plumbing and underfloor heating, with French doors opening onto the rear garden. In addition the property has a useful cellar, providing excellent utility and storage space.

To the first floor are two bedrooms and a contemporary family bathroom fitted with a three-piece suite and shower over the bath. A staircase provides access to a useful loft room, complete with Velux window, exposed beams and excellent storage space, offering flexibility as a home office, hobby room or occasional guest accommodation.

Outside, the property benefits from a paved frontage and an enclosed, low-maintenance rear garden arranged over decked levels, providing an ideal space for outdoor entertaining.

The current owners have carried out a number of significant improvements including replacement chimney tops, a roof replacement approximately 12 years ago, a modern combi boiler installed around three years ago and replacement radiators throughout.

An early viewing is highly recommended to appreciate the space, character, versatility and convenient location on offer.





Lounge
11'19" x 9'94" (3.35m x 2.74m)
With laminate flooring, double glazed window to the front, wall-mounted radiator and a feature fire place.

Kitchen/Diner
22'15" x 11'07" (6.71m x 3.53m)
Fitted with a range of wall, base and drawer units, work surfaces with tiled splashback, double Belfast sink with mixer tap, a Range style cooker with four-ring gas hob and cooker hood above, plumbing for a dishwasher, integrated fridge freezer, underfloor heating, tiled flooring, door to stairs leading up to the first floor, double glazed French doors to the rear garden and two double glazed windows to the side.

Cellar
Ideal utility/storage space, space and plumbing for a washing machine, space and point for a tumble dryer, tiled flooring.

First Floor Landing
Access to loft space and doors leading into the bathroom and two bedrooms.

Bedroom One
10'97" x 10'01" (3.05m x 3.07m)
Double glazed window to the front, original wood flooring, wall-mounted radiator.

Loft Space
15'45" x 10'89 (4.57m x 3.05m)
Velux window, carpeted flooring, exposed beams, storage space.

Bedroom Two
12'29" x 5'83" (3.66m x 1.52m)
Double glazed window to the rear, laminate flooring and wall-mounted radiator.

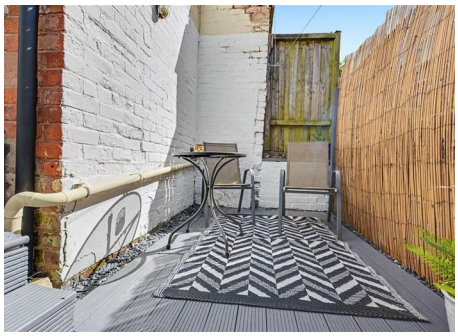
Bathroom
9'21" x 4'56" (2.74m x 1.22m)
Incorporating a three-piece suite comprising bath with shower over and further shower handset, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, wall-mounted heated towel rail. and double glazed window.

Outside
To the front of the property you will a paved patio area with path leading to the entrance door and to the rear of the property there is a low maintenance decked area with steps leading down to a further decked area, wall and fence boundaries.

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 14mbps Ultrafast 1800mbps
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



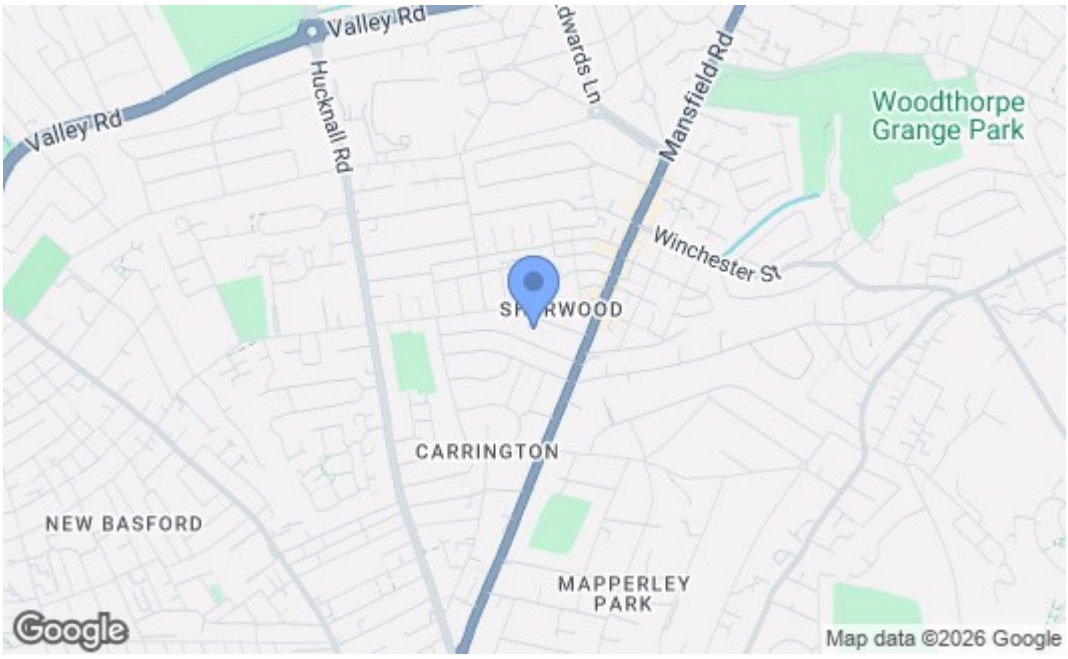


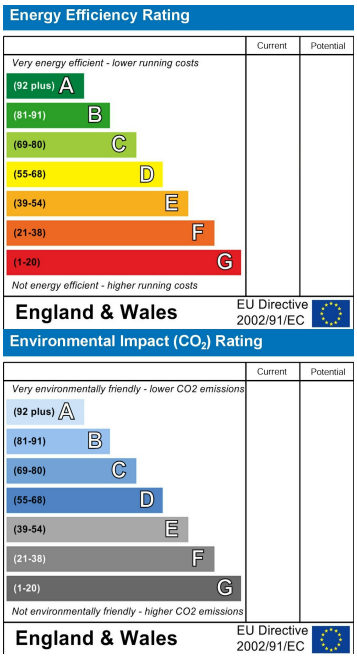












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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