Robert Ellis

look no further. . .







Ormonde Terrace
Sherwood, Nottingham NG5 2FE

A TWO BEDROOM, TRADITIONAL MID-TERRACE HOME SITUATED IN SHERWOOD, NOTTINGHAM.

£175,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea



** IDEAL FOR FIRST TIME BUYERS**

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC TWO BEDROOM, MID-TERRACE FAMILY HOME situated in SHERWOOD, NOTTINGHAM on a QUIET CUL DE SAC.

The property is ideally located within walking distance of Sherwood's busy 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 lounge, with access leading into the fitted dining kitchen and access to the utility room and rear yard area.

Stairs lead to the landing, the first double bedroom, the second double bedroom, and the family bathroom.

To the rear is an enclosed yard area. The front offers a garden hosting some trees and hedges.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the office on 0115 648 5485 now!





Living Room
11'8 x 10'7 approx (3.56m x 3.23m approx)
Front entrance door with glazed window above. Feature open fireplace incorporating wooden mantle, cast iron inset and tiled hearth. Wall mounted double radiator. Ceiling light point. Ceiling rose. Laminate flooring. Built-in shelving to chimney recess. Slash window to the front elevation. Original panelled door leading through to Dining Kitchen.

Dining Kitchen
16' x 11'05 approx (4.88m x 3.48m approx)
Range of matching wall and base units incorporating laminate work surface over. 1.5 bowl sink with swan neck mixer tap above. Integrated oven with 4 ring stainless steel gas hob above. Tiled splash backs. Tiled flooring. Ceiling light point. Space and point for freestanding fridge freezer. Display cabinets. Wall mounted radiator. Ample space for dining table. Window to the rear elevation. Panelled doors leading to Cellar and Utility Room.

Utility Room
6'09 x 6'01 approx (2.06m x 1.85m approx)
Glazed door and window to the side elevation. Base unit providing additional storage space with laminate work surface above. Tiled flooring. Space and plumbing for automatic washing machine. Potterton gas central heating boiler

Cellar
Offering useful additional storage space.

First Floor Landing
Loft access hatch. Ceiling light point. Panelled doors leading into:

Bedroom One
11'08 x 10'9 approx (3.56m x 3.28m approx)
Slash window to the front elevation. Ceiling light point. Wall mounted radiator. Decorating cast iron fireplace. Built-in wardrobe into chimney recess

Bedroom Two
12'06 x 7'07 approx (3.81m x 2.31m approx)
Slash window to the rear elevation. Ceiling light point. Wall mounted radiator

Family Bathroom
8'06 x 5'04 approx (2.59m x 1.63m approx)
3 piece suite comprising of panel bath with electric shower above. Pedestal wash hand basin. Low level flush W/C. Tiled walls. Tiled flooring. Airing cupboard housing hot water cylinder. Ceiling light point. Window to the rear elevation.

Front of Property
Small graved garden. Mature shrubs and plants planted to the borders.

Rear of Property
Small yard area. Wall and fencing to the 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 11mbps 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



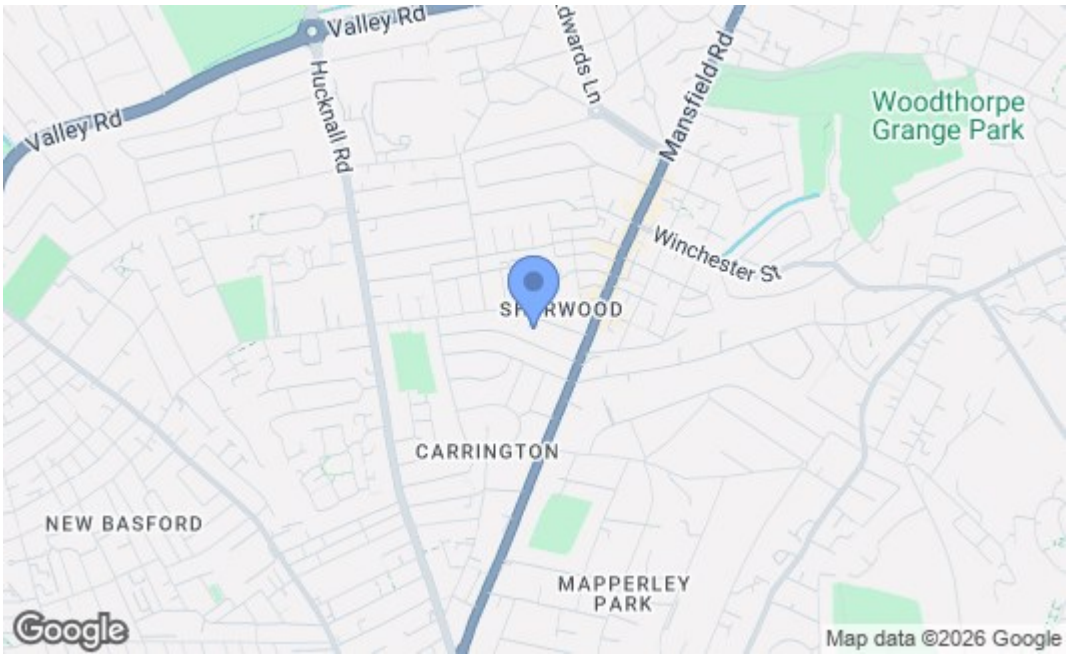


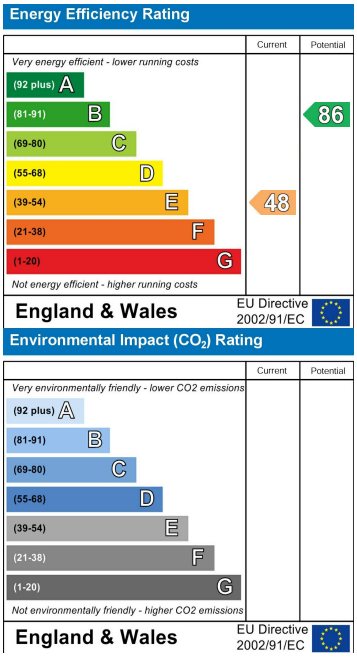












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485