



164 Mansfield Street, Sherwood, NG5 4AU

£290,000

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164 Mansfield Street Sherwood, NG5 4AU

- Three storey terraced house
- Lounge & separate dining room
- Great sized garden & patio
- Three double bedrooms
- Modern kitchen with appliances
- Close to local amenities

Spacious three storey terraced house close to Sherwood's vast array of amenities, with three double bedrooms, lounge with open grate working fireplace, large first floor bathroom and an ample rear garden and patio!

£290,000



Overview

Welcome to Mansfield Street, Sherwood, Nottingham - a charming period property that boasts three storeys a basement and three spacious double bedrooms. With some original features, this delightful home has a generously sized bathroom complete with a bath and a separate large shower cubicle. The large lounge with an open grate fire provides a cosy setting for relaxing evenings, while the separate front dining room is ideal for entertaining guests or enjoying family meals. The modern kitchen is equipped with integrated appliances including a dishwasher and fridge freezer. From the kitchen, step outside to discover a great-sized Indian Sandstone patio overlooking the lawned garden, perfect for enjoying the outdoors during warmer months.

Situated a couple of minutes walk from Sherwood's vibrant shopping area, cafes, bars, and restaurants, this fantastic family property offers the convenience of urban living with all amenities at your doorstep. Also just a few minutes walk away you can find one of Nottingham's finest parks, Woodthorpe Park and Botanical Gardens, so don't miss the opportunity to make this charming property your new home!

Entrance Hall

Double glazed composite front door leads into the hallway, with radiator, original coving and exposed floor boards continuing through to both reception rooms.



Dining Room

With feature marble fireplace and hearth with living flame coal effect gas fire, original coving, radiator and UPVC double glazed front bay window.

Lounge

Feature decorative cast iron open grate fireplace with raised tiled hearth, wooden surround and wall light points either side of the chimney breast. Original built-in cupboard and coving, two radiators, open plan spindled staircase, door and stairs leading down to the basement, UPVC double glazed rear window and door through to the kitchen.

Kitchen

A range of wall and base units with wood-style worktops, enamelled sink unit and drainer and tiled splashbacks. Appliances consist of a brushed steel electric oven, four ring gas hob, extractor canopy, integrated fridge freezer and dishwasher. Plumbing for a washing machine, wall-mounted Ideal logic combination gas boiler, ceiling downlights, tiled floor, radiator and UPVC double-glazed window and door leading out to the patio.

First Floor Landing

With door and stairs leading to the top floor and doors to the bathroom and remaining bedrooms.

Bedroom 1

UPVC double glazed front window and radiator.

Bedroom 2

Exposed floor boards, UPVC double glazed rear window and radiator.

Bathroom

Consisting of a shaped bath, separate large tiled shower cubicle with chrome mains shower, pedestal wash basin and push button toilet. Partial wall tiling with decorative pebble border, tiled floor and UPVC double glazed windows to both the side and rear.

Second Floor Landing

Bedroom 3

UPVC double glazed rear dormer window, eaves storage, exposed floor boarding and radiator.

Outside

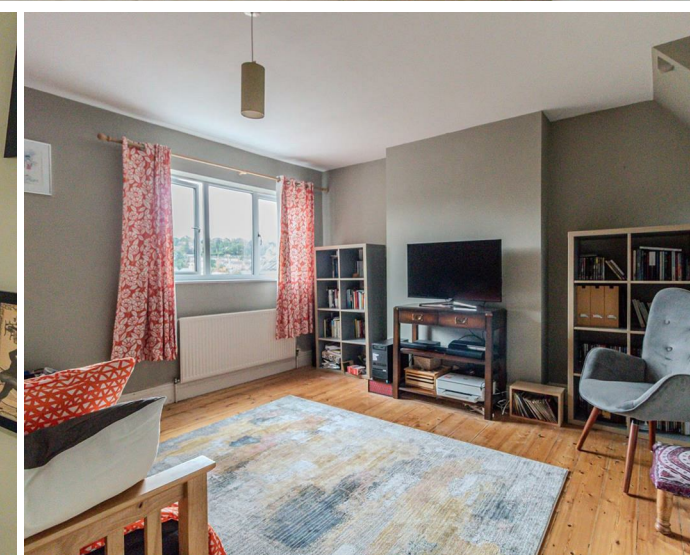
To the front is a walled plum slate garden. Lockable shared side passage leads to the rear of the property and side gate. Directly from the kitchen is the full width South East facing Indian Sandstone patio which extends to the side of the house with outside cold water tap. Wrought iron railings and gate with steps leads down to a further seating area and the main garden which is lawned and enclosed with a fenced perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Band A

PROPERTY CONSTRUCTION: Solid Brick



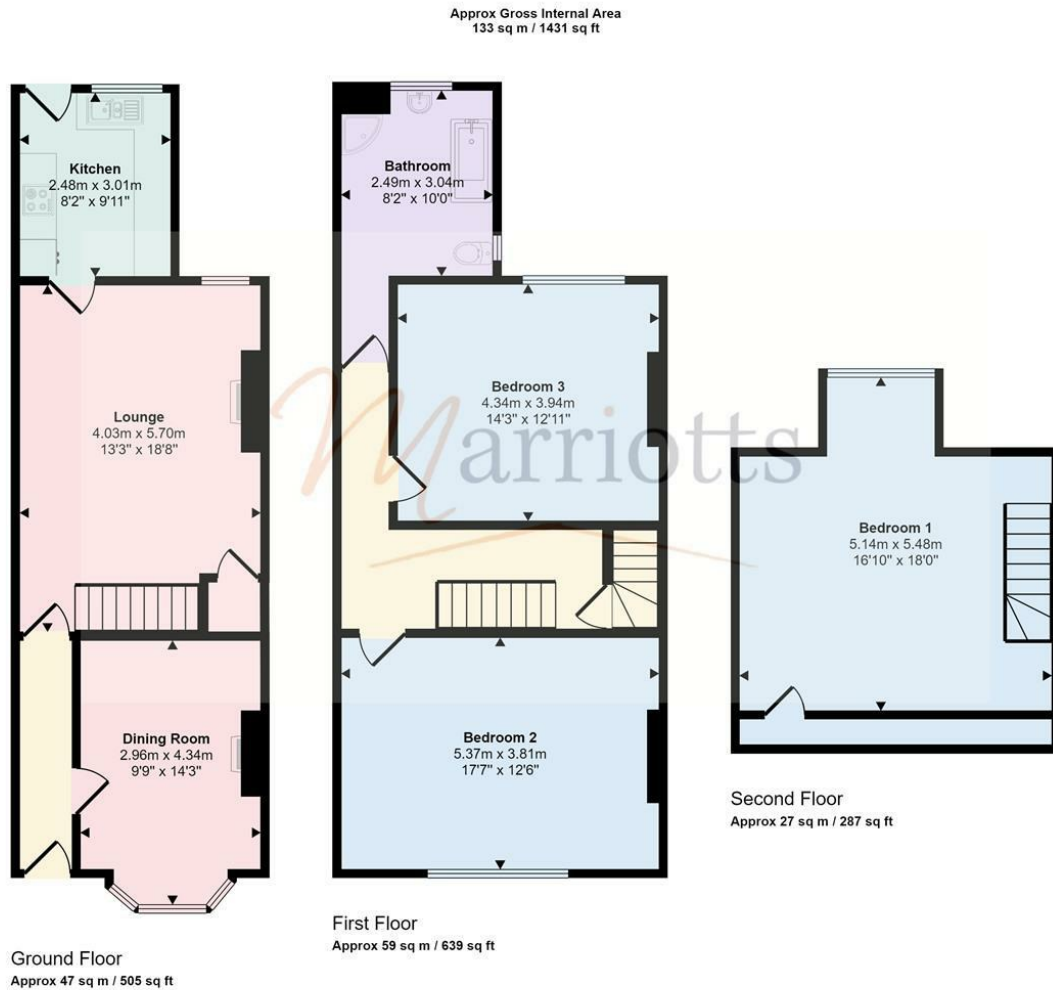




ANY RIGHTS OF WAY AFFECTING PROPERTY: Shared side pedestrian pathway
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: N/K
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Stepped front access. Level rear patio access.

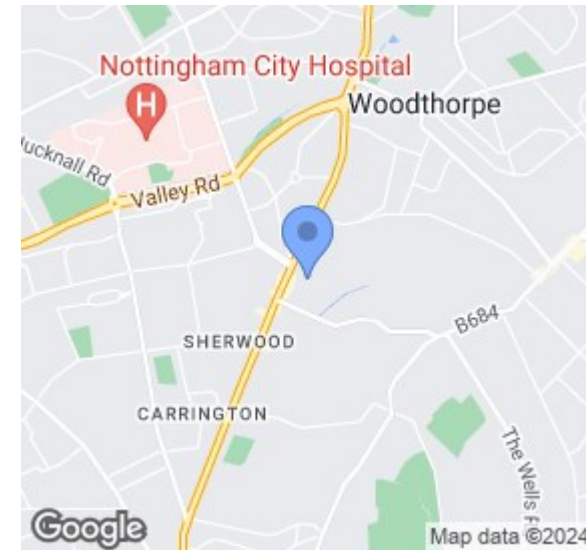






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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