



5 Woodville Road, Sherwood, NG5 2JS

Guide Price £170,000



Marriotts



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- Two double bedrooms
- Close to Sherwood's shops
- Enclosed rear yard
- Dining room with log burner
- Modern kitchen & bathroom
- NO UPWARD CHAIN

GUIDE PRICE £170,000-£180,000 A two-bedroomed mid terraced house just a short walk from Sherwood's busy shopping area, offering a wide variety of independent local shops and numerous cafe's, bar's and restaurants. The property has a front living room, separate rear dining room with feature wood burning stove, modern kitchen with integrated oven and hob, two double bedrooms on the first floor and modern bathroom with rain shower. Enclosed rear yard and also for sale with NO UPWARD CHAIN!!

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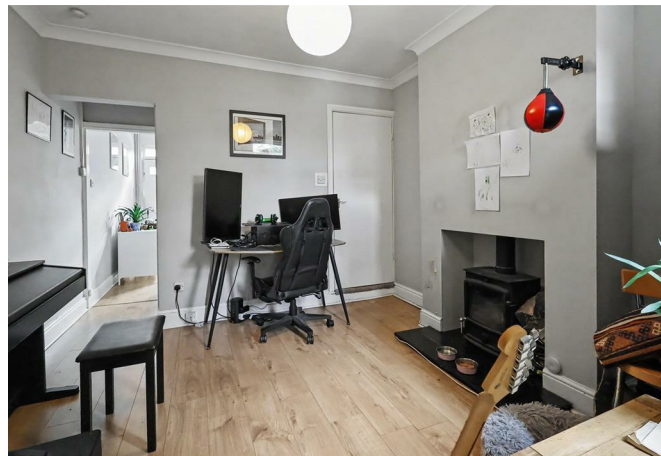


Living Room

With a decorative cast iron fireplace, cupboard housing the smart gas meter and a separate cupboard housing the fuse board and smart electric meter. Radiator, wood laminate flooring, UPVC double-glazed window and door to the front and door through to the dining room.

Dining Room

Fireplace recess with a feature wood-burning stove and a black marble hearth. Wood laminate flooring, radiator, understairs cupboard with light, UPVC double glazed rear window, door and stairs to the first-floor landing and door through to the kitchen.



Kitchen

A range of wall and base units with grey concrete effect worktops, inset stainless steel sink unit and drainer and tiled splashbacks. Appliances consist of an integrated brushed steel trim electric oven and a four-ring gas hob with filter hood. LED ceiling lights, plumbing for a washing machine, wall-mounted Worcester Bosch combination gas boiler, radiator, slate tile effect floor covering, UPVC double-glazed rear window and UPVC double-glazed side door.

First Floor Landing

Loft access and doors to all first floor rooms.

Bedroom 1

Built-in part-shelved wardrobe, UPVC double-glazed front window and radiator.

Bedroom 2

UPVC double-glazed rear window and radiator.

Bathroom

A modern suite in white consisting of a bath with full height tiling, glass screen, fixed head chrome rain shower and separate mixer. Dual flush toilet and wash basin with vanity drawers and matching splashback, traditional effect tile floor covering, anthracite ladder towel radiator, LED ceiling lights, extractor fan and UPVC double-glazed side window.

Outside

To the rear, there is an enclosed part-walled yard, with an outside tap and rear gate leading to shared pedestrian footpath access.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band A

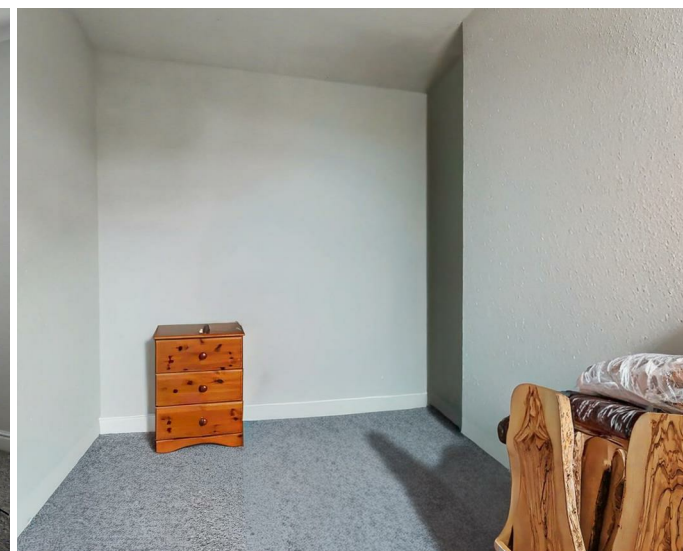
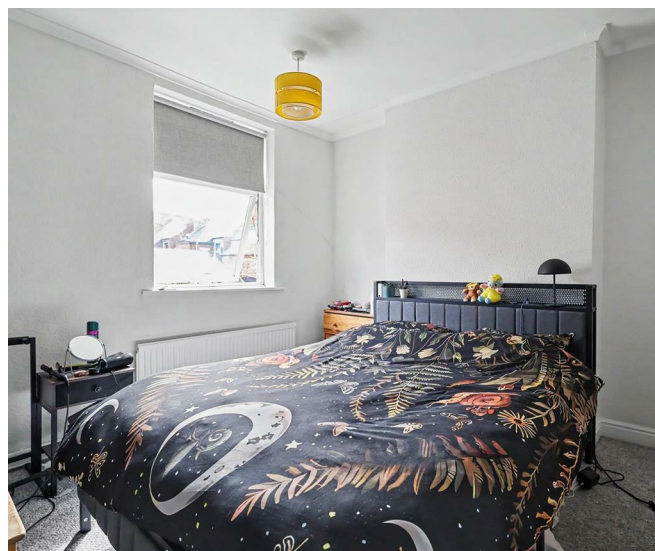
PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: no

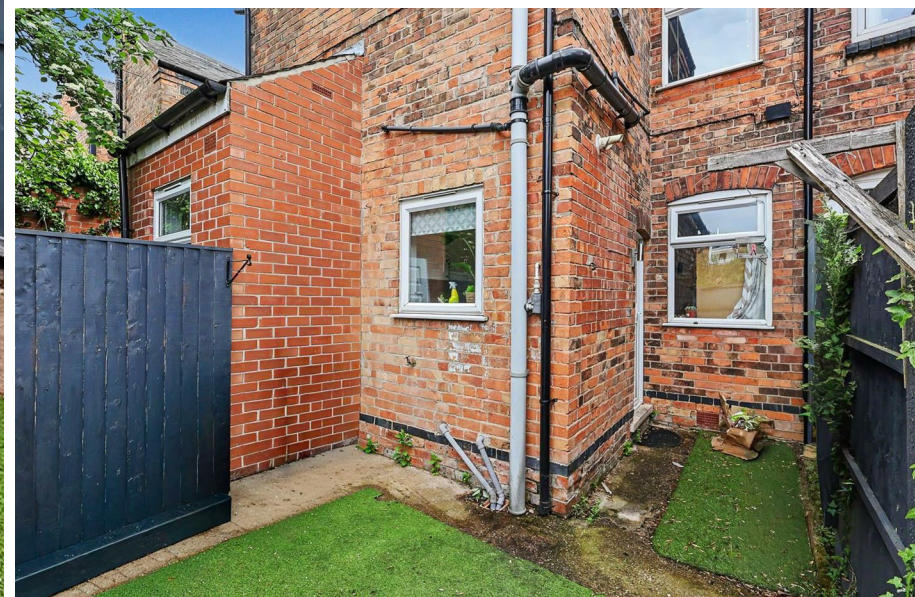
FLOOD RISK: very low

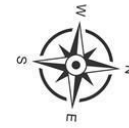
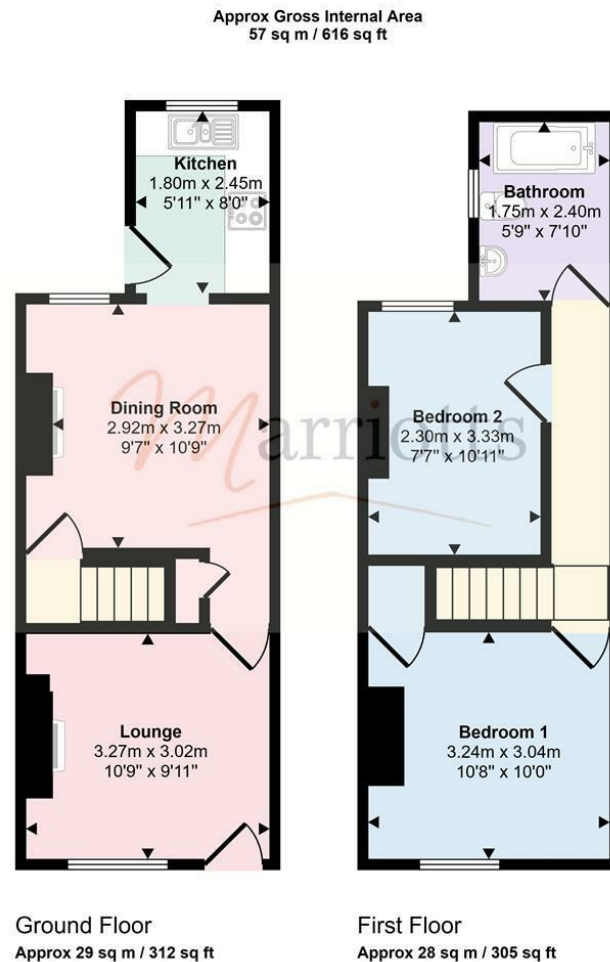






ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please 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: level 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		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.

2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.

3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.

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5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).