

11 Edingley Avenue, Sherwood, NG5 3DP

£270,000

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Marriotts



11 Edingley Avenue
Sherwood, NG5 3DP

- Three bedrooms
- Kitchen with oven, hob & dishwasher
- Modern combination boiler
- Lounge & dining room
- Parking for two cars
- NO UPWARD CHAIN

A very well-presented three-bedroom semi-detached house in a sought-after and convenient location, just a few minutes' walk from Sherwood's thriving shopping area, with its excellent selection of independent shops, cafés, bars and restaurants, as well as easy access to Nottingham's ring road and City Hospital!





£270,000



Overview

Recently redecorated throughout, the property offers fresh, modern accommodation, including two light and airy reception rooms with LED downlighting, which also feature in the hallway and kitchen, which has built-in oven, hob and dishwasher, with modern bathroom and three bedrooms on the first floor. To the rear is an attractive gravelled patio and seating area, ideal for relaxing and outdoor entertaining, with steps up to the main lawn, whilst gravelled off-street parking for two cars is a further advantage.

Additional benefits include a modern gas combination boiler, upgraded RCD consumer unit installed in 2023 and hard-wired smoke alarms on each floor.

The property has been very well maintained by the current owner, making it an excellent opportunity for first-time buyers, young families or those looking for a well-presented home in this popular and conveniently located suburb, offered for sale with NO UPWARD CHAIN!

Entrance Porch

UPVC double-glazed double doors and secondary door through to the hallway.

Hallway

Cupboard housing the RCD board and smart electric meter, hard-wired smoke alarm, exposed, painted floorboards and doors to both reception rooms and kitchen.

Living Room
UPVC double-glazed bay window to the front, radiator, multiple LED downlights, two wall light points and exposed painted floorboarding continuing through to the dining room.

Dining Room
With radiator, multiple LED downlights, two wall light points and UPVC double-glazed double doors leading out to the garden.

Kitchen
A range of wall and base units with granite-effect worktops and inset Franke composite sink unit and drainer with a feature retractable mixer tap. Appliances consist of a brushed steel trim electric oven and a four-ring gas hob with a brushed steel splashback, extracted canopy and integrated dishwasher. Under-stairs cupboard housing the smart gas meter, concealed combination gas boiler, exposed painted floor baords, UPVC double-glazed rear window and side door.

First Floor Landing
UPVC double-glazed side window and hard-wide smoke alarm.

Bedroom 1
UPVC double-glazed front window and radiator.

Bedroom 2
UPVC double glazed rear window and radiator.

Bedroom 3
UPVC double-glazed front window, radiator and full-length double hanging open wardrobe.

Bathroom
Being fully tiled, the suite consists of a large bath with full-height mosaic-tiled surround with a glass screen and shower attachment. Wash basin and a dual-flush toilet with a matching mosaic-tiled surround, painted exposed floorboards, chrome ladder towel rail, loft access, LED panel ceiling light and UPVC double-glazed side and rear windows.

Outside
To the front, there is gravelled parking for two cars. Side-gated access leads to the rear where there is a gravelled seating area accessed from the dining room, with retaining-wall and steps leading up to the lawn, enclosed with a mixture of fencing and Laurel bushes at the perimeter.

Material Information
TENURE: Freehold
COUNCIL TAX: Nottingham City - Band B
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: no
LOCATION OF BOILER: kitchen
UTILITIES - mains gas, electric, water and sewerage.





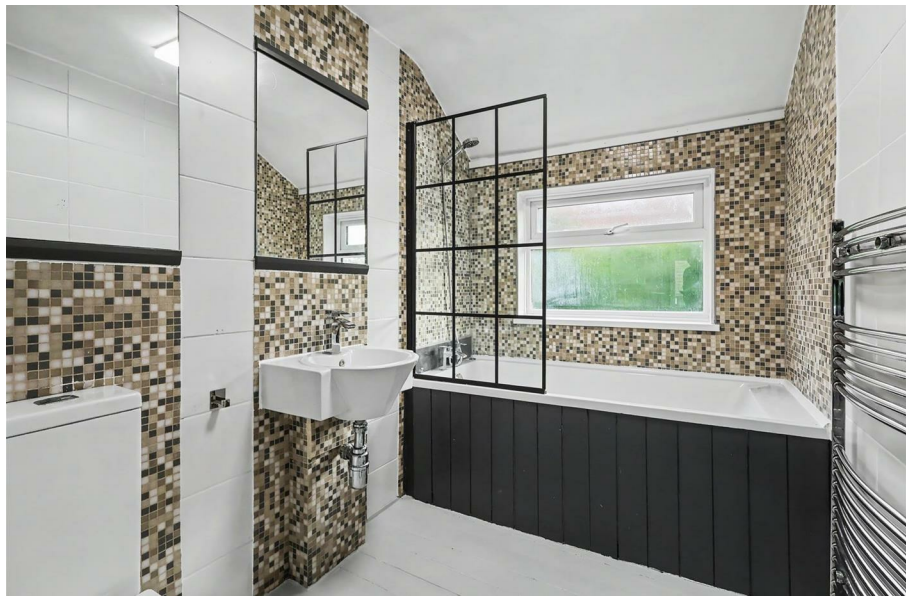






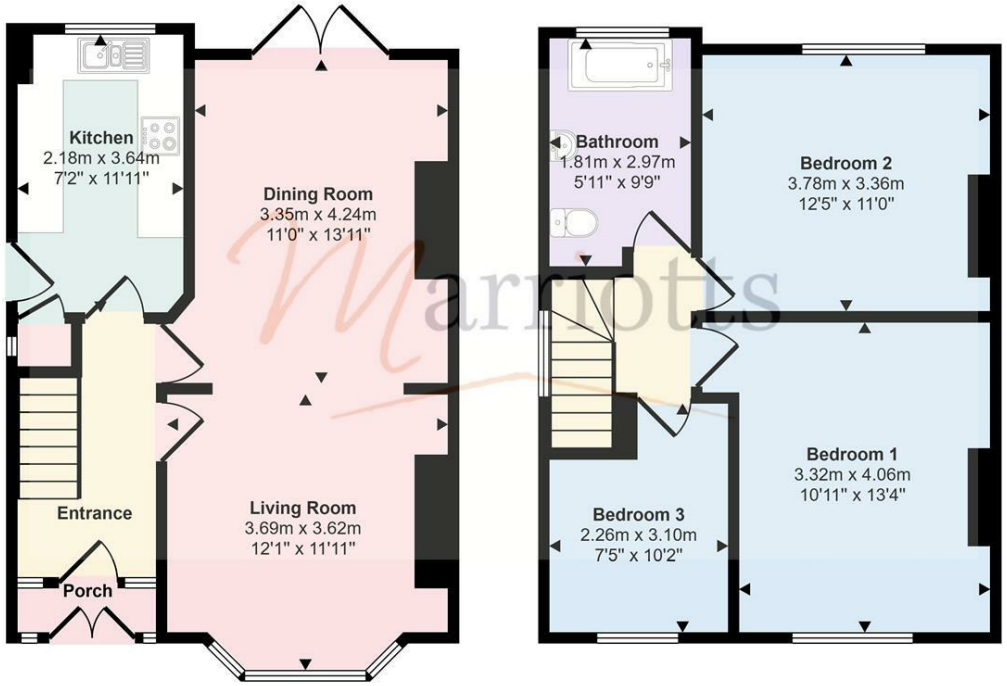
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: stepped front access
OTHER INFORMATION: Some photo's are virtually staged

**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.





Approx Gross Internal Area
89 sq m / 953 sq ft

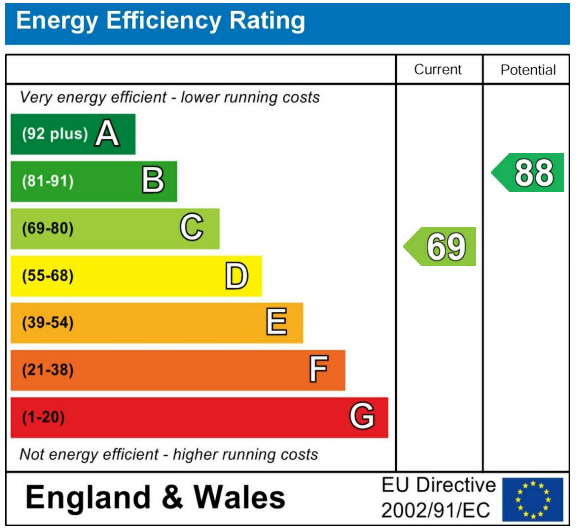


Ground Floor
Approx 44 sq m / 476 sq ft

First Floor
Approx 44 sq m / 477 sq ft

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.





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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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
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).

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