



**12 Sherwood Street, Annesley Woodhouse,
Nottinghamshire NG17 9HU**

£125,000

Tel: 0115 9680268



- New Decor & Flooring Throughout
- Secure Rear Garden
- Lounge With Log Burner
- No Upward Chain
- Three Bedrooms
- Timeless Kitchen

An ideal starter home or one to add to your rental portfolio, this three bedroom traditional terraced house is well proportioned throughout with two double bedrooms, lounge, deceptively spacious and well utilised kitchen and a secure rear garden which comes offered to the market with the advantage of no upward chain.

The accommodation comprises an initial front lounge reception room, spacious kitchen with plenty of room for a central dining table and a ground floor bathroom. To the first floor landing there are two bedrooms including a large double and one with access into a separate room and stairs rising to the second floor double bedroom.

Externally, to the rear of the property there is well-proportioned rear garden which is all low maintenance with patio paving slabs and a secure outbuilding providing excellent external storage.

LOUNGE

w: 4.11m x l: 3.63m (w: 13' 6" x l: 11' 11")

The first of two reception rooms with a central feature of a traditional fireplace with inset log burner. There is also radiator, double glazed window to the front elevation and access door into the inner hall.

KITCHEN DINER

w: 3.61m x l: 3.48m (w: 11' 10" x l: 11' 5")

A well utilised tasteful kitchen with a range of wall, base units and drawers with modern working surfaces over. Inset stainless steel sink with drainer and mixer tap. tiled floor. Free standing electric cooker with four ring hob with stainless steel extractor hood over. There is a door providing access into the rear lobby with access into the shower room and utility area and a double glazed window to the rear elevation.

REAR LOBBY

w: 1.65m x l: 0.94m (w: 5' 5" x l: 3' 1")

With an internal door into the utility and shower room.

UTILITY

w: 2.34m x l: 1.35m (w: 7' 8" x l: 4' 5")

With plumbing for a washing machine and a double glazed door opening onto the rear elevation.

DOWNSTAIRS SHOWER ROOM

w: 1.65m x l: 1.52m (w: 5' 5" x l: 5')

having a three piece suite comprising a new shower enclosure with wall mounted electric shower, wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling light point, part tiled walls and double glazed windows to the side and rear elevation.

FIRST FLOOR LANDING

With a ceiling light point.

BEDROOM ONE

w: 3.61m x l: 3.43m (w: 11' 10" x l: 11' 3")

A large double bedroom having a radiator, central ceiling light point and a double glazed window to the rear elevation.

BEDROOM TWO

w: 2.77m x l: 2.49m (w: 9' 1" x l: 8' 2")

Split into two separate rooms with a radiator, ceiling light point, double glazed window to the front elevation and an internal door opening into the:

DRESSING ROOM

w: 3.91m x l: 2.49m (w: 12' 10" x l: 8' 2")

A spacious additional room which offers excellent versatility for a dressing room, study or nursery with radiator, ceiling light point, wall mounted boiler and a double glazed window to the front elevation.

BEDROOM THREE

w: 4.8m x l: 4.27m (w: 15' 9" x l: 14')

An attic bedroom with a radiator, ceiling spotlights, window to the rear elevation.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion.

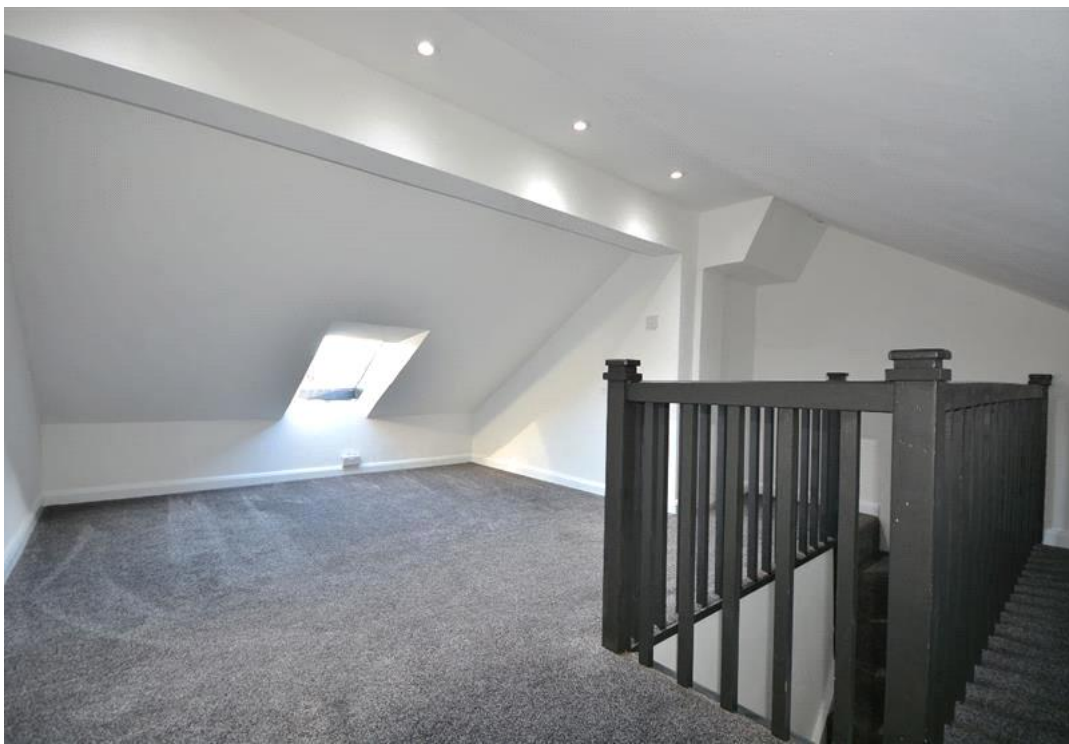
MORTGAGE ADVICE

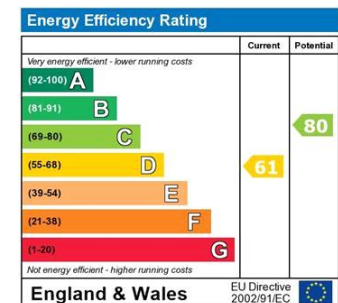
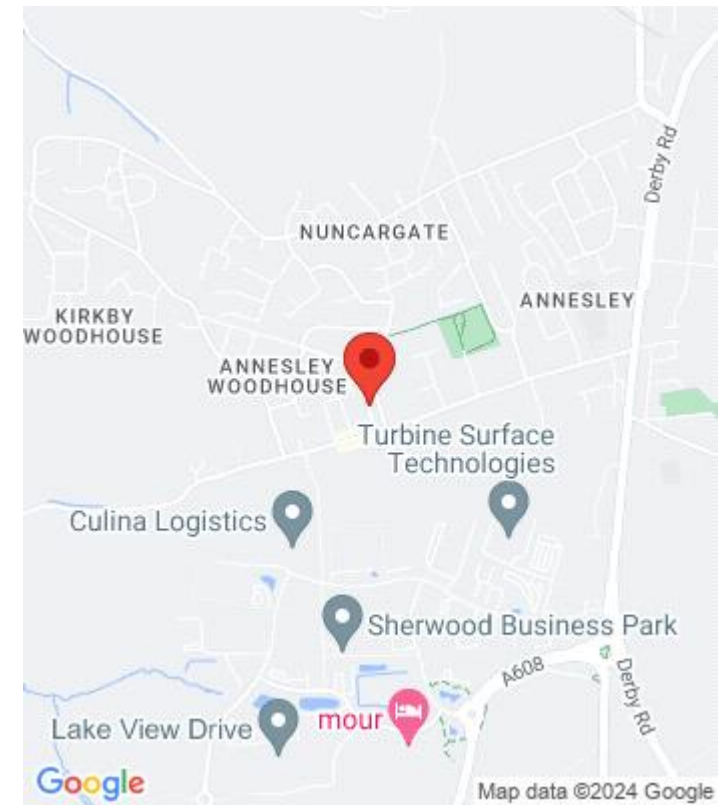
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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