



**26 Sherwood Street, Hucknall, Nottingham,
Nottinghamshire NG15 7SE**

£200,000

Tel: 0115 9680268



- Generous Driveway
- Modern Semi Detached House
- Private Rear Garden
- Two Reception Rooms
- Three Bedrooms
- No Chain / Viewing Essential

A perfect and spacious step onto the property market, this well placed and convenient family home is well presented throughout with a neutral interior. The property also has an impressive amount of external space with generous driveway and a private substantial rear garden which means this is one of those homes both internally & externally that is simply perfect to move straight in and enjoy. We offer this home to the open market with the advantage of no upward chain, and we are certain it will be one that proves popular so call today to arrange your early inspection.

The accommodation is perfectly spacious and well balanced throughout offering an initial entrance hall with access into a downstairs WC. There is a generous living room with double door access into a modern and naturally light dining kitchen, fitted with a range of stylish wall cupboards, base units and drawers. To the first-floor landing there are three bedrooms including a well-proportioned double with fitted wardrobes and a drop-down ladder opening to a large converted attic room and finally a bathroom with three piece suite.

Externally, the property stands in a quiet residential location with a substantial driveway providing off road parking for a couple of cars. There is a secure gated access that opens onto the rear garden which is again a fabulous size offering an initial patio area and generous proportioned well-maintained lawn which offers plenty of space for outside entertaining.

ENTRANCE HALL

A separate entrance hall with a radiator, ceiling light point, access into the downstairs WC and stairs rising to the first floor landing.

DOWNSTAIRS WC

With a low flush WC and a pedestal wash hand basin. There is also a radiator, ceiling light point and an obscure double glazed window to the front elevation.

LIVING ROOM

w: 4.5m x l: 3.81m (w: 14' 9" x l: 12' 6")

A spacious living room with a central feature fireplace with tasteful surround. There is also a radiator, ceiling light point, double glazed window to the front elevation and double internal doors opening into the dining kitchen.

OPEN PLAN DINING KITCHEN

w: 4.8m x l: 2.59m (w: 15' 9" x l: 8' 6")

A modern and stylish open plan dining kitchen with an abundant amount of natural light fitted with a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap, range style cooker which will be included within the sale. Integrated dishwasher, plumbing for a washing machine and space for a fridge/freezer. There is also a radiator, ceiling light points, double glazed windows and French doors opening onto the rear garden and a handy large understairs storage cupboard.

FIRST FLOOR LANDING

A naturally light landing space with a ceiling light point, double glazed window to the side elevation, airing cupboard and loft hatch opening into the attic which has been fully plastered to create an extremely additional attic room.

BEDROOM ONE

w: 3.25m x l: 2.69m (w: 10' 8" x l: 8' 10")

A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM TWO

w: 3m x l: 2.69m (w: 9' 10" x l: 8' 10")

A second bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM THREE

w: 2.74m x l: 1.98m (w: 9' x l: 6' 6")

Having a radiator, ceiling light point and a double glazed window to the front elevation.

BATHROOM

w: 2.01m x l: 1.7m (w: 6' 7" x l: 5' 7")

With a three piece suite comprising a panelled bath with fitted shower over, low flush WC and a wash hand basin with chrome mixer tap. There is also a radiator and an obscure double glazed window to the rear elevation.

ATTIC ROOM

w: 4.8m x l: 3.1m (w: 15' 9" x l: 10' 2")

A large & well finished attic room with a double glazed Velux window, under eaves storage and ceiling light point.

OUTSIDE

Externally, the property stands in a quiet residential location with a substantial driveway providing off road parking for a couple of cars. There is a secure gated access that opens onto the rear garden which is again a fabulous size offering an initial patio area and generous proportioned well maintained lawn which offers plenty of space for outside entertaining.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by 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. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

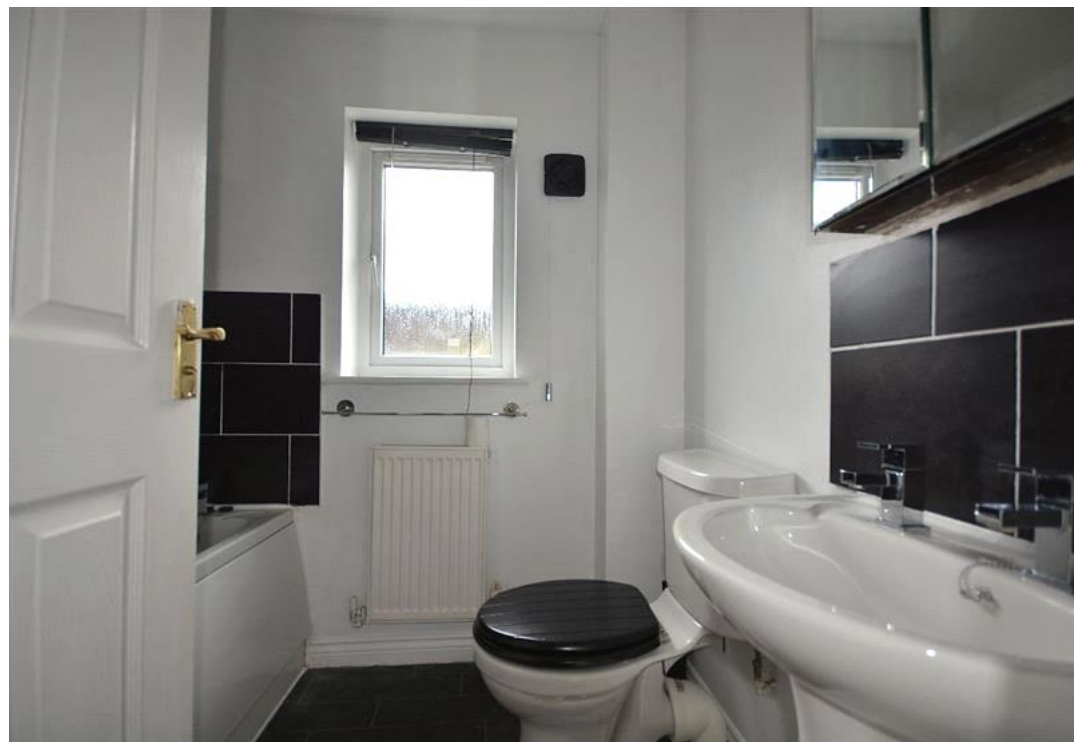
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

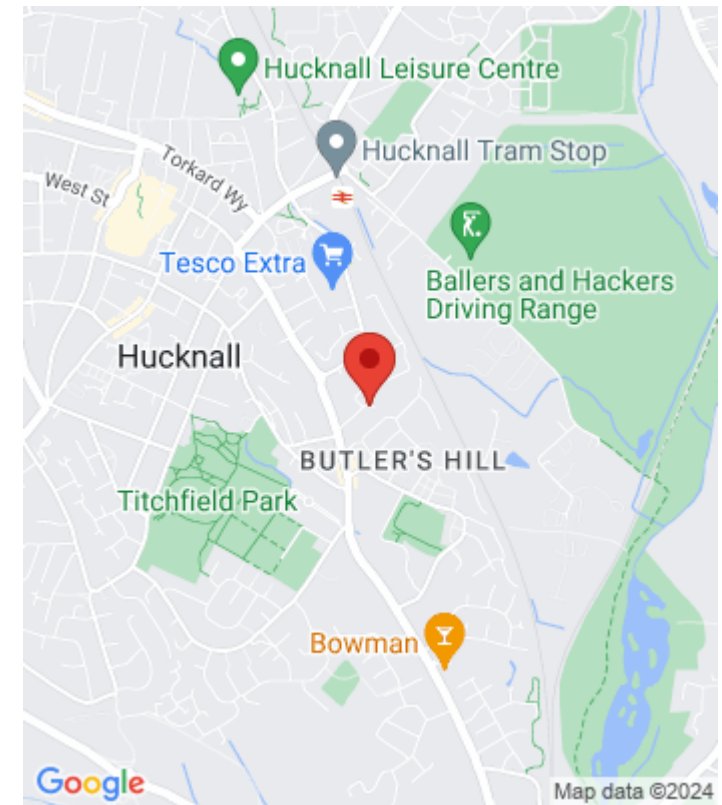
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.











Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			86
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.

Viewing by appointment only
 JMS Sales & Lettings
 32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
 Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

