

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		31	
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Hammond**  
Property Services

**FOR SALE**

**0115 955 77 22**

www.hammondproperty.com

603 Mansfield Road, Sherwood, Nottingham NG5 2FW

Phone: 0115 955 77 22  
e-mail: sherwood@hammondproperty.com



Offices at: **11 Market Place, Bingham, Nottingham NG13 8AR** (01949) 87 86 85  
bingham@hammondproperty.com

**603 Mansfield Road, Sherwood, Nottingham NG5 2FR** (0115) 955 77 22  
sherwood@hammondproperty.com

**33 ROSETTA ROAD  
BASFORD  
NG7 7GX**

**£104,950**

**REDUCED !**

Relocation Agent Network is a national network of selected Estate Agents. All members are independent businesses, hand picked after thorough checks to identify them as, in Cartus' opinion, the best independent Estate Agent to represent the Relocation Agent Network in their area.

The Network provides coverage in locations throughout England, Scotland and Wales. There are Relocation Agent Network members in major towns, cities and rural areas.

By working together The Relocation Agent Network can assist families buying and selling property around Britain. Relocation Agent Network is highly selective and membership is based on certain criteria being met such as quality of service, local knowledge and professionalism resulting in membership approved on an invitation basis only.

Please call this office if you have any enquiries regarding a property search, or a property to sell, out of the Nottinghamshire area.



**0115 955 77 22**



**hammondproperty.com**

# 33 Rosetta Road, Basford, Nottingham NG7 7GX

Hammond Property Services are very pleased to bring to the market this three bedroom semi-detached property in a brilliant location. The property offers three generous size bedrooms, large kitchen diner, full gas central heating and fully double glazed windows throughout.

The generously proportioned accommodation is arranged over three storeys and offers much more space than might first be imagined. The feeling of space is enhanced by high ceilings throughout. There is a lovely rear garden ideal for entertaining on those long summer evening.

The property is conveniently located close to city bus routes and a short walk from shops and amenities. Call today on **01159 55 77 22** to arrange your viewing before it's too late!

**DIRECTIONAL NOTE:** From our Sherwood Office the property may be approached via Mansfield Road (A60) heading south. At the third set of traffic lights, turn right onto Haydn Road. Go straight on at the first set of traffic lights at the junction with Hucknall Road A611 and then at the next set of lights turn right onto Nottingham Road. Take then the first left onto Egypt Road. Then take your second right onto Ewoke street, Continue and take a right onto Rosetta Road where the property can be found ahead on you right hand side by for sale board.



## **LOUNGE** 14'5 max x 12'x max

Wooden exposed floorboards, feature gas fire with white surround, radiator, shelving, feature thick skirting and cornicing and feature double glazed Upvc bay window to the front elevation.



Access to cellar which is split into two rooms.

## **BREAKFAST KITCHEN** 12'1 x 11'3

Cushioned flooring, a range of white wall and base units, ceiling light, stainless steel sink and drainer, Upvc double glazed window to rear, tiled splash back, Indesit washing machine, Zanussi fridge with freezer draw, Flavel electric cooker with 4 hobs, stainless steel extractor over, Upvc window to rear elevation.

Storage cupboard with Baxi wall mounted boiler and shelving.



## **BATHROOM**

Cushioned flooring, white bath with mira shower over, white toilet, white sink, wall mounted mirror, tiling to walls, radiator, obscure double glazed window to side elevation, ceiling light, and extractor fan.



## **STAIRS AND LANDING 1st FLOOR**

Ceiling light, four coat hooks, banister and balustrade.

## **BEDROOM ONE** 12'1 x 12'0

Ceiling light, virgin point, double glazed Upvc window to front elevation, radiator, and storage cupboard with clothes pole.



## **BEDROOM TWO** 12'2 x 9'7

Double glazed rear elevation window and radiator.

Stairs to 3<sup>rd</sup> bedroom

## **BEDROOM THREE** 18'2 max x 12'2 max

Double glazed Upvc window to side elevation, radiator, Velux window and storage in eaves.



## **OUTSIDE**

The property stands behind a brick built wall set back from the road. To rear of the property there is low maintenance garden with paving and shrubs.

