

FOR SALE

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Selected as the best independent estate agent
by the Relocation Agent Network to represent
the Network in the Sherwood area



**49 BURNHAM STREET
SHERWOOD
NOTTINGHAM
NG5 2FD**

£154,950

49 BURNHAM STREET, SHERWOOD, NOTTINGHAM NG5 2FD

- * Hammond property services are pleased to bring to the market this charming three bedroom mid-terrace property which is close to the heart of Sherwood with its wealth of amenities which include restaurants, cafes, gift shops, a range of national and international food stores, GP's surgery, dentist, opticians and library.
- * The property benefits from an open fireplace in the living room and wood burning stove in the dining room.
- * The property in brief comprises of a Lounge, open plan Dining Room/Kitchen, Family Bathroom, Three Bedrooms and rear courtyard garden.
- * The accommodation benefits from gas fired central heating (a new boiler was fitted in 2016) and would make the discerning purchaser an ideal first home.
- * Within catchment for Haydn Road School and the new Free School for seniors.



Charming Rear Courtyard Garden

DIRECTIONAL NOTE:

From our Sherwood Office the property may be approached via Mansfield Road heading towards Nottingham City Centre. At the traffic light junction with Haydn Road turn right into Haydn Road and then take the first left hand onto Burnham Street where the property can be found on the right hand side.



The property is set back from the road behind a Bullwell stone wall.

LOUNGE 13'6" (max) x 12'

The property is accessed via a wooden door with glazed window above. Front elevation wooden glazed bay window. Stripped wooden flooring. Open fireplace with decorative tiles and wooden fire surround. Shelving to either side of the fireplace and a small cupboard to the right hand side. Two wall lights. Alarm sensor. Telephone and internet point. Digital aerial connection. Radiator. Cornice to ceiling and decorative ceiling rose.

A wooden part glazed doors give access to:-

CELLAR

A two compartment cellar with light and power. Coal chute. Alarm panel.

DINING ROOM 11'11" x 15'7" (max)

Rear elevation wooden glazed window. Open plan dining room area through to kitchen. Inset wood burning stove with quarry tiled hearth. Quarry tiled flooring. Radiator.

RAISED STEPPED KITCHEN AREA 6'5" x 6'2"

A range of wall and base units with worktop surfaces and tiled splashback. Stainless steel sink and drainer with swan neck mixer tap over. Integrated gas hob and electric oven. Integrated dishwasher and plumbing for washing machine as well as a space for a fridge. Worcester boiler (installed 2016). Radiator. Wooden part glazed door giving access to the garden. Velux window. Spot lighting.





LANDING

Stairs to the second floor and small storage cupboard under the stairs.

BEDROOM 2 10'7" x 11'10"

Front elevation wooden glazed window. Radiator. Digital aerial connections. Bead and butt wooden door with latch.

BEDROOM 3 6' x 12'

Rear elevation wooden glazed window. Radiator. Bead and butt wooden door with latch. Original fire surround.

BATHROOM

Rear elevation wooden glazed window. Bead and butt wooden door with latch. Panelled bath with Mira electric shower over. Low level WC and wash hand basin. Tiled splashback. Airing cupboard.

SECOND FLOOR LANDING

Storage in eaves.

BEDROOM 1 10'7 x 11'10

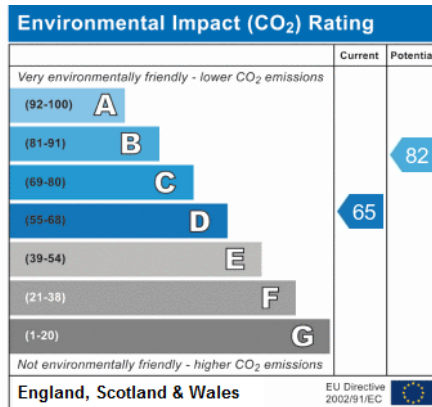
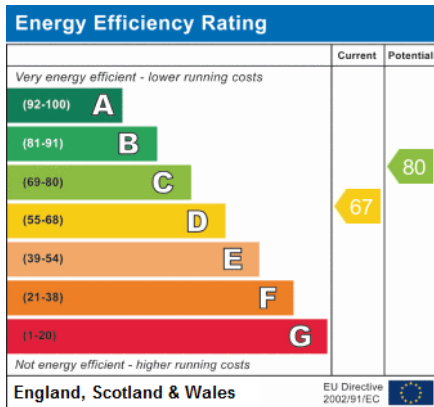
Wooden stripped floor. Radiator. Built-in wardrobe. Velux window. Digital aerial connection.

OUTSIDE

The property is set back from the road behind a Bullwell stone wall and with mature planting.

To the rear is a charming, south facing, courtyard garden which is enclosed by 'new' Bristol style fence panels (new in 2016) and has gated access to a rear passage which gives access to the front of the property.





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

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