

FOR SALE

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



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

£159,950

63 BURNHAM STREET, SHERWOOD, NOTTINGHAM NG5 2FD

- * This charming three bedroom mid-terrace property 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 is also situated opposite Haydn Road School and the new Free School for seniors is a short five minute walk away.
- * The property has recently undergone a scheme of improvement and is in 'ready to move into' condition.
- * In brief, the property comprises of a lounge, open plan dining room/kitchen, family bathroom, three bedrooms and rear yard area.
- * The accommodation benefits from gas fired central heating and Upvc double glazing throughout and would make the discerning purchaser an ideal first home.



Kitchen

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 with a pretty garden area.

LOUNGE 12'11" x 12'02 (max)

The property is accessed via a Upvc door with Upvc double glazed window above. Front elevation Upvc double glazed bay window. Wooden style flooring. Radiator. Original cornice and deep skirting boards.

A wooden part glazed door give access to:-

CELLAR

A two compartment cellar with light and power.

Open plan dining room/kitchen;



DINING ROOM 12' (max) x 12'7"

Upvc double glazed rear elevation window. Radiator. Wooden style flooring. Danfoss heating thermostat.

KITCHEN AREA 6'5" x 6'2"

A range of wall and base units with solid wood worktop surfaces and tiled splashback. Ceramic butlers sink with stainless steel swan neck mixer tap over. Integrated Hotpoint oven and four ring hob. Plumbing for washing machine. Upvc part obscure glazed door giving access to the rear yard area. Upvc double glazed window to the side elevation. Spot lighting. Slate style tiled floor. Domapp extractor fan.

Door giving access to stairs to the first floor.





BEDROOM 1 12'3" (max) x 10'4"
Front elevation Upvc double glazed window.
Radiator. Original deep skirting boards.

BEDROOM 3 12'8" x 6'8"
Rear elevation Upvc double glazed window. Radiator.
Built in storage cupboard.

BATHROOM
Three piece white suite comprising of a panelled bath with Bristan electric shower over and glazed shower screen. Low level WC and wash hand basin. Tiled splashback. Slate style tiling to the floor. Wall mounted Main Eco Elite boiler. Heated towel rail. Extractor fan. Spot lighting.

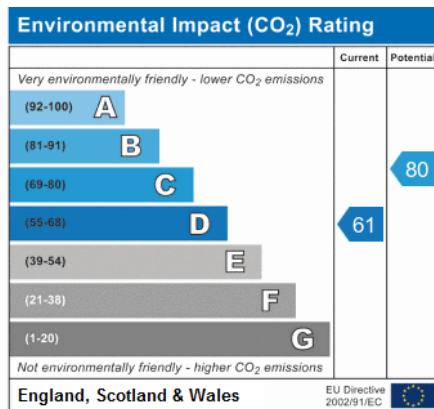
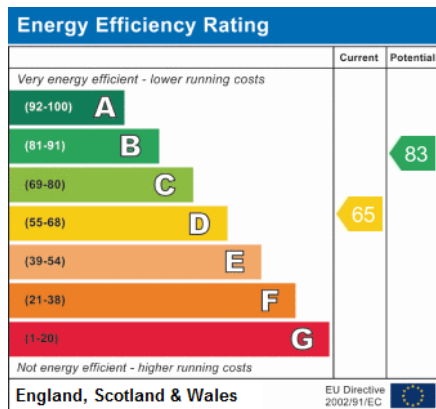
SECOND FLOOR
Stairs giving access to;

BEDROOM 2 11'11 x 9'04
Radiator. Built-in wardrobe with sliding doors and two cupboards under the eaves. Upvc double glazed Velux style window.

OUTSIDE
The property is set back from the road behind a Bullwell stone wall with mature garden area and pathway to the front door.

To the rear is a south facing yard area with gated access to a rear passage which gives access to the front of the property.





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 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 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.

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