

**FOR SALE**

**0115 955 77 22**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

603 Mansfield Road  
Sherwood  
Nottingham  
NG5 2FW

Tel: (0115) 955 77 22

[sherwood@hammondpropertyservices.com](mailto:sherwood@hammondpropertyservices.com)



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



**8 OWTORPE GROVE  
SHERWOOD  
NOTTINGHAM  
NG5 2LX**

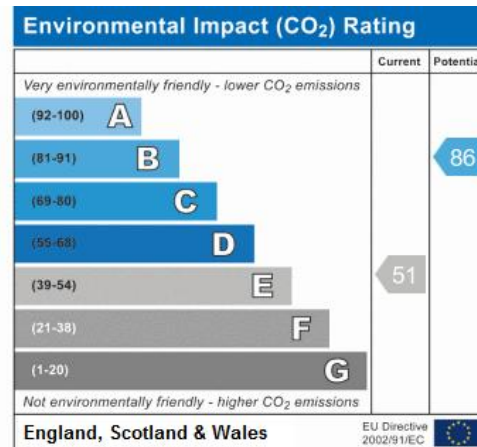
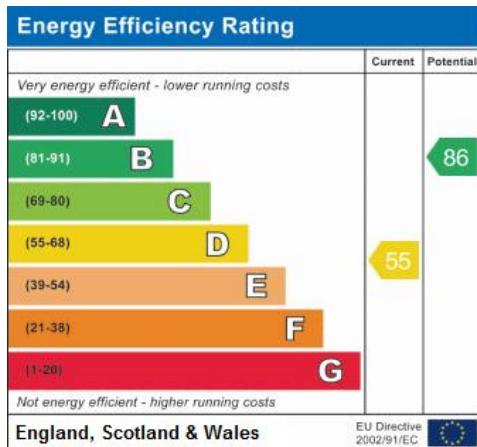
**£139,000**

# 8 OWTHORPE GROVE, SHERWOOD, NOTTINGHAM NG5 2LX

HAMMOND Property Services are pleased to bring to the market this delightful two bedroom, semi-detached property which is close to the heart of Sherwood with its thriving shopping centre and with easy access into Nottingham City Centre.

The well-proportioned accommodation comprises of a lounge through dining room and kitchen. To the first floor there are two bedrooms as well as a family bathroom.

**WE WOULD RECOMMEND YOUR EARLY VIEWING OF THIS PROPERTY, AS WE ARE SURE IT WONT BE AVAILABLE FOR VERY LONG!**



We are very proud to have been selected as the *'Best in Class'* Independent Estate Agent in Sherwood to represent the Relocation Agent Network – with over 600 Independent Estate Agents across Great Britain – helping to relocate hundreds of clients each year...

If you are [planning to move elsewhere](#) in Great Britain, we can help you by introducing you to an Estate Agent of a similar high standard who will assist you with their local knowledge.

If you are [planning to sell elsewhere](#) in Great Britain, we can help you by introducing you to an Estate Agent of a similar high standard who will assist you with their local knowledge.

**DIRECTIONAL NOTE:** From our Sherwood Office the property may be approached via Mansfield Road (A60) towards the City Centre. Pass through the traffic lights with Winchester Street on the left. At the next set of traffic lights turn right onto Haydn Road. Turn forth right onto Victoria Road, then second left onto Owthorpe Grove where the property will then be found on the right hand side clearly denoted by the HAMMOND Property Services for sale board.



### **STORM PORCH**

Wood frame entrance door.

### **ENTRANCE DOOR**

Radiator and cornice to ceiling.

### **LOUNGE**

**12'8" x 11'0"**

Wooden flooring. Radiator. Cornice to ceiling. Built in wooden shelves. Double glazed bay window and access to the dining room.

### **DINING ROOM**

**11'8" x 11'7"**

Radiator. Wooden flooring. Built in wooden shelves. Telephone point. Cornice to ceiling and wood frame sash window.





**KITCHEN**

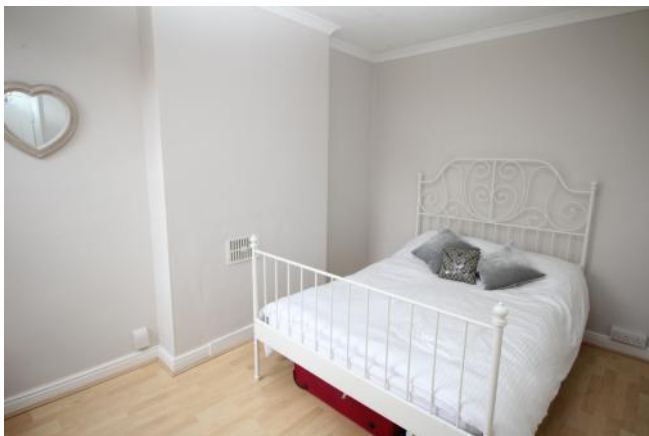
**13'0" x 7'5"**

Wall and base units with rolled edge work surfaces. Double stainless steel sink. Gas hob with electric oven below. Tiled splash back. Radiator. Storage housing a wall mounted combi boiler, plumbing for a washing machine. Wood frame window, wood frame sash window and wood frame door. Access to:

**CELLAR**

With two compartments.





### **LANDING**

With access to the insulated and part boarded loft.

### **BEDROOM 1**                      **14'6" x 11'0"**

Telephone point. Radiator. Coving to the ceiling and double glazed window.

### **BEDROOM 2**                      **12'0" x 9'0"**

Laminate flooring. Radiator. TV point. Coving to the ceiling and wood frame sash window.

### **BATHROOM**

Panelled with shower over. Low flush W.C. and wash hand basin. Radiator and wood frame sash window.



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

**REAR GARDEN**

To the rear of the property is a paved patio area with shrub borders.

