

hh Hammond
Property Services

FOR SALE

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**124 PERCIVAL ROAD
SHERWOOD
NOTTINGHAM
NG5 2EX**

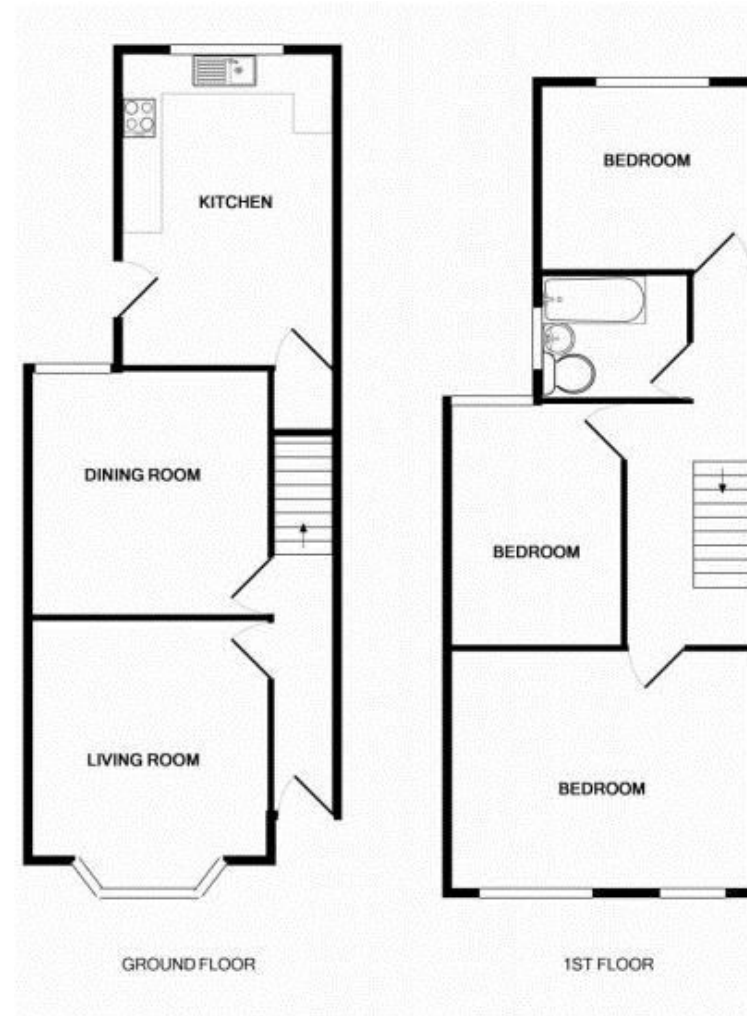
£160,000

NO CHAIN

124 PERCIVAL ROAD, SHERWOOD, NOTTINGHAM NG5 2EX

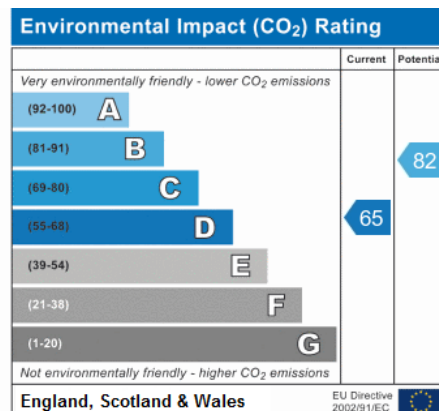
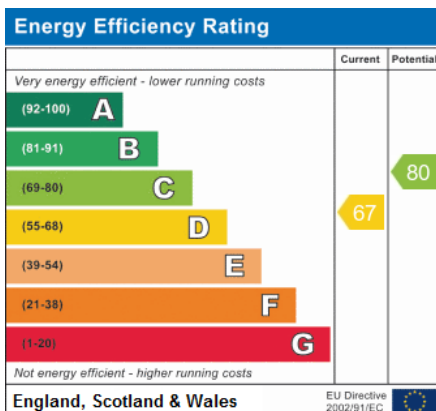
- * HAMMOND PROPERTY SERVICES ARE PLEASED TO OFFER TO THE MARKET THIS THREE BEDROOM EDWARDIAN SEMI-DETACHED HOUSE.
- * LOCATED ON A VERY POPULAR RESIDENTIAL ROAD WHICH IS CLOSE TO SHERWOOD'S BUSTLING CENTRE WITH ITS WIDE ARRAY OF SHOPS, GIFT SHOPS, CAFES AND RESTAURANTS. THE PROPERTY IS ALSO IN CATCHMENT FOR HAYDN ROAD SCHOOL.
- * The majority of the windows within the property are wooden sash style, so in keeping with the age of the property and there is gas central heating throughout.
- * In brief, the property consists of a Lounge, Dining Room, Breakfast Kitchen, two compartment Cellar, Three Bedrooms and Family Bathroom. The property is set back from the road behind a Bullwell Stone wall and to the rear there is a charming garden with patio area and lawn.
- * The property is well proportioned and would make an ideal home for a growing family or would be an ideal investment opportunity.

WE STRONGLY URGE YOUR EARLY INTERNAL INSPECTION TO FULLY APPRECIATE THIS SPACIOUS PROPERTY



HOW TO FIND PERCIVAL ROAD

DIRECTIONAL NOTE: From our Sherwood Office the property may be approached by heading south away from our office on the A60 Mansfield Road towards Nottingham City. Continue through the traffic light junction with Haydn Road and then turn second right onto Percival Road and the property can be then be found ahead on the right hand side clearly noted by the Hammond property services For Sale board.



OPEN PORCH Original tiles to walls.

HALLWAY Staircase to first floor, Decorative cornicing.

LOUNGE 11'10" (max) x 14'05"
Wooden double glazed sash style bay window, radiator, deep skirting boards and cornice.

DINING ROOM 12'05" x 11'10"
Rear elevation wooden double glazed sash style window, Deep skirting boards and cornice.

KITCHEN 9'04" (max) x 15'
Wooden double glazed sash style bay window to the side elevation. Wooden double glazed window to the rear. A range of eye and base units with worktops, stainless steel sink and drainer with swan neck mixer tap over. Tiled splashback. Space for washing machine, Space for a freestanding electric oven and a space for a dishwasher. Radiator. Baxi Platinum boiler. Wooden part glazed door giving access to the side elevation.

CELLAR
Two compartments with light.





FIRST FLOOR LANDING Loft access and storage cupboard

BEDROOM 1 9'05" x 11'11" (max)
Wooden double glazed sash style window to rear elevation (part obscured). Radiator.



BATHROOM
Side elevation window. White three piece suite comprising of a bath with shower over, pedestal hand wash basin, low level W.C.. Part tiled walls. Radiator.

BEDROOM 2 12'06" x 9'07"
Wooden double glazed Sash style window to rear elevation (part obscured). Radiator.



BEDROOM 3 15'04 x 12'05
Two wooden double glazed sash style window to front elevation. Radiator. Deep skirting boards.

OUTSIDE
The property stands behind a Bulwell stone wall with side gated access to the rear garden.

The delightful rear garden has a patio area with a flower bed and further grassed area.





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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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