



**68 SHERWOOD STREET
NOTTINGHAM**

£775 PCM

A 2 bedroom unfurnished first floor apartment situated within walking distance of Hucknall town centre and Hucknall tram station!



- 360 Tour available!
- First floor apartment
- Separate lounge and kitchen
- Spacious lounge
- Parking space

Entrance Hall

There's a separate porch area to the hallway which has space for storing shoes and coats. The hallway which provides access to all rooms has it's own storage cupboard

Kitchen

Kitchen to include fitted units, oven, hob and extractor fan. There's also space and plumbing for a washing machine, space for a tall freestanding fridge / freezer and an open wine rack storage too.

Living room

Spacious lounge with a newly fitted carpet. The windows have vertical blinds fitted too.

Master bedroom

Master double bedroom, with roller blind fitted for the window.

Bedroom 2

Smaller double bedroom with roller blind fitted for the window.

Bathroom

Bathroom to include a shower fitted over the bath, sink and WC. There's a mirrored bathroom cabinet and towel rail fitted too.

Location

Located very close to the Tesco supermarket, Tram station, main bus routes, Hucknall By-Pass and the M1, as well as the Hucknall town centre amenities and for easy access into Nottingham.

Material information

1st floor flat, accessed via a communal staircase with no lift access.

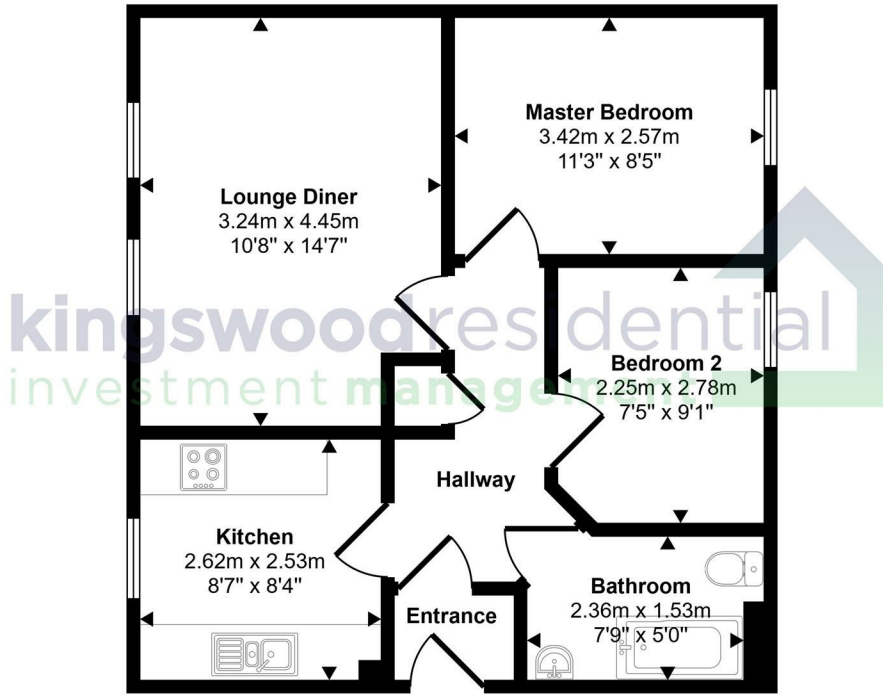
- One allocated car parking space in the communal car park to the rear.
- Electricity supply: mains connection.
- Gas supply: mains connection.
- Water and sewerage status: mains connection, with water meter.
- Heating and hot water status: via a gas combi boiler.
- Broadband and mobile phone coverage: see checker.ofcom.org.uk.
- Flood Risk: Surface Water = Very Low. Rivers and Sea = Very Low. Ground water = Unlikely. Reservoirs = Unlikely.
- Coal mining area location: on a coalfield.
- Planning permission: ashfield.gov.uk/planning-building-control/planning-applications/



- Close to Hucknall town centre • Close to shops and amenities • Close to transport links & tram • Council tax band = Band A • EPC Rating = C



Approx Gross Internal Area
49 sq m / 524 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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