



Steve Pritchett

Call me to get a free mortgage quote or to compare against any figures you may have already obtained – I'm here to help!

What have you got to lose?

(0115) 955 77 22



Offices at: **11 Market Place, Bingham, Nottingham NG13 8AR** (01949) 87 86 85
 bingham@hammondpropertyservices.com

603 Mansfield Road, Sherwood, Nottingham NG5 2FR (01159) 55 77 22
 sherwood@hammondpropertyservices.com

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 the 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 The 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.

01159 55 77 22

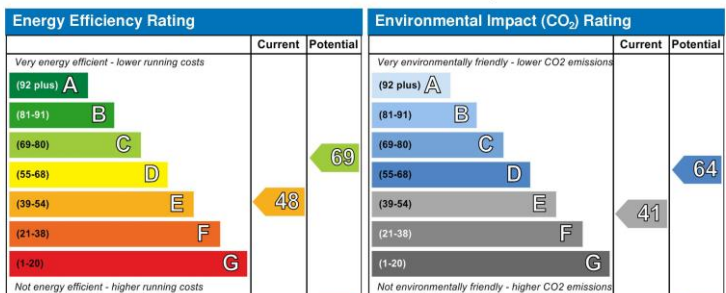


Energy Performance Certificate

12, Gunthorpe Drive
 NOTTINGHAM
 NG5 3DW

Dwelling type: Mid-terrace house
 Date of assessment: 04 March 2011
 Date of certificate: 04 March 2011
 Reference number: 0589-2844-6572-9409-4985
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 68 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

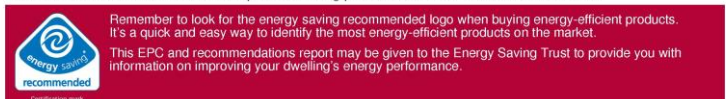
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	462 kWh/m ² per year	269 kWh/m ² per year
Carbon dioxide emissions	5.3 tonnes per year	3.1 tonnes per year
Lighting	£37 per year	£37 per year
Heating	£729 per year	£511 per year
Hot water	£267 per year	£109 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Hammond
 Property Services

FOR SALE

0115 955 77 22
 www.hammondpropertyservices.com

603 Mansfield Road, Sherwood, Nottingham NG5 2FW

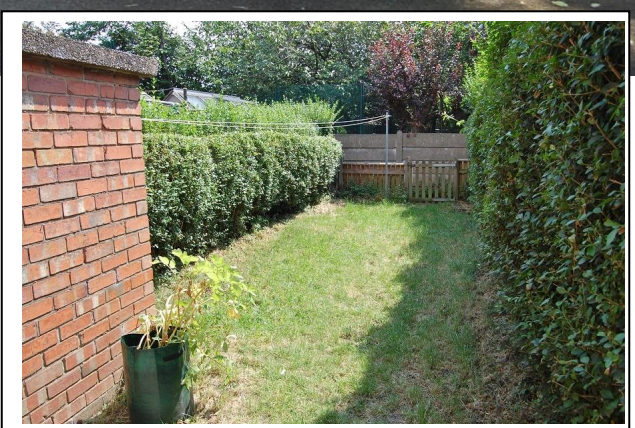
Phone: 01159 55 77 22
 e-mail: sherwood@hammondpropertyservices.com



**12 GUNTHORPE DRIVE
 SHERWOOD
 NOTTINGHAM
 NG5 3DW**

£99,950

**** REDUCED ****



Generous Rear Garden!



12 GUNTHORPE DRIVE, SHERWOOD, NOTTINGHAM NG5 3DW

* Hammond Property Services are pleased to be able to offer to the market this well presented, three storey mid-town house. The property offers two / potentially three bedroom accommodation with well-proportioned rooms throughout.

* To the ground floor the house has a living room and a kitchen. To the first floor there are two bedrooms and a family bathroom. On the second floor there is a further bedroom with staircase access. The property also benefits from gas central heating and the majority of the windows are wooden double glazed. To the front of the property there is a garden mainly laid to lawn with street parking. To the rear, an enclosed garden is laid mostly to lawn.

AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THE PROPERTY HAS ON OFFER!

DIRECTIONAL NOTE:

From our Sherwood Office the property may be approached via Mansfield Road (A60) heading North away from the City and take the second left onto Edwards Lane. At the roundabout take the first exit onto Perry Road. Continue along the road and take the first turning on the right hand side onto Gunthorpe Drive. The property will be clearly identifiable by our For Sales Board.

THE ACCOMODATION COMPRISES OF:

Enter through a wooden half glazed door with multi obscure glazed inserts through to

ENTRANCE HALL

Built-in storage cupboard houses the electric meter. Further door leads through to

LOUNGE

12'0(max) x 12'0 (max)

Front elevation wooden double glazed window. Feature gas fire. Understairs storage cupboard. Laminate wood effect flooring. Telephone Point. Broad band connection point.



KITCHEN

11'11 x 8'10

Two rear elevation wooden double glazed windows. Rear elevation door leads to the garden. Combination of eye level and base level kitchen units surmounted by worktop with half tiled splash backs. Stainless steel sink and drainer with filler mixer tap. Space for cooker, washing machine and fridge/freezer. Understairs storage cupboard. Lower kitchen cupboard houses the gas meter. Radiator. Vinyl tiled effect tiled flooring.



FIRST FLOOR LANDING

Stairs lead up to the first floor landing and further living accommodation. Radiator.

BEDROOM 2/ STUDY ROOM

9'1 x 5'10

Rear elevation wooden double glazed window. Radiator.



BEDROOM 1

12'0 (max) x 11'2

Front elevation wooden double glazed window. Radiator. Main TV aerial connection point feeds through to the living room.



BATHROOM

Rear elevation wooden obscure double glazed window. Comprises of a three piece bathroom suite. Bath with taps and a shower connected. Wash basin with full pedestal and mixer tap. Low level WC. Tiled walls around bath. Lino wood effect flooring.



SECOND FLOOR

Stairs lead up to the attic room. Wooden skylight.

ATTIC ROOM

11'0 x 10'5 (max to recess) x 8'5

Front elevation Upvc double glazed window. Overstairs storage cupboard houses Main Combi Eco boiler.

OUTSIDE

To the front of the property the garden is mainly laid to lawn and is approached through a wooden pedestrian gate.

To the rear of the property there is a further garden mainly laid to lawn as well as a brick store room. To the rear of the garden a pathway gives access to the front of the property between no.14 & 16.



**FOR FURTHER
INFORMATION OR TO
ARRANGE A VIEWING,
PLEASE CALL
THE OFFICE ON**

01159 55 77 22