



FOR SALE

0115 955 77 22

www.hammondpropertyservices.com

603 Mansfield Road
Sherwood
Nottingham
NG5 2FR

Tel: 01159 55 77 22

sherwood@hammondpropertyservices.com



Selected as 'best in class'
Independent Estate Agent in Sherwood 2012



**12 CANNON STREET
SHERWOOD
NOTTINGHAM
NG5 2HB**

PRICE GUIDE £175,000 - £179,995



hammondpropertyservices.com

12 CANNON STREET, SHERWOOD, NOTTINGHAM NG5 2HW

- * A SUPERB FAMILY HOME CONVENIENTLY LOCATED WITHIN MINUTES WALK FROM SHERWOOD'S THRIVING SHOPPING CENTRE WITH ITS ARRAY OF SHOPS, RESTAURANTS AND CAFES. ALSO OFFERING EASY ACCESS VIA PUBLIC TRANSPORT TO THE CITY CENTRE AND GOOD ACCESS TO THE CITIES INNER RING ROAD AND THE CITY HOSPITAL.
- * Internally the property has **THREE DOUBLE BEDROOMS**, large living/dining room, **NEW** kitchen, and modern bathroom. It also benefits from Gas Fired Central heating, double glazing and new carpets throughout.
- * To the rear of the property there is a delightful patio garden with feature pergola and mature planting.

WE HAVE NO HESITATION IN RECOMMENDING AN EARLY VIEWING OF THIS PROPERTY TO FULLY APPRECIATE THE SIZE AND CONSIDERABLE CHARM THE PROPERTY HAS TO OFFER.

DIRECTIONAL NOTE: From our Sherwood Office the property may be approached via Mansfield Road north turning first left into Burlington Road. Take the left hand turn at the fork in the road, then immediate left into Hardwick Road. Follow the round into St Albans Street taking the second left into Cannon Street. The property is then located on the left hand side.



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Home Sale 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 Home Sale Network in their area.

The Network provides coverage in locations throughout England, Scotland and Wales. There are Home Sale Network members in major towns, cities and rural areas.

By working together Home Sale Network can assist families buying and selling property around Britain. Home Sale 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.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metapico ©2011

**FLOOR PLAN NOT TO
SCALE –
FOR ILLUSTRATIVE**



ENTRANCE HALL

Part glazed wooden door which gives access into the hallway which has neutral carpet, telephone point, stairs rising to the first floor and a door into the dining room. Veritas 8 alarm panel. Radiator.

DINING ROOM 12'02" x 11'07"

Neutral carpet, Double glazed sash windows to the front aspect and a radiator. Coving to ceiling and small cupboard housing meter. Open plan into the lounge.

LOUNGE 12'2" x 11'7"

Coal effect gas fire with a feature cast iron fireplace and a tiled hearth, neutral carpet, radiator, TV aerial and a double glazed sash window to the rear aspect. Door into the kitchen.

KITCHEN 8'10" x 8'9"

Fitted with a range of cream wall and base units with worksurfaces over incorporating a stainless steel sink/drainer with mixer tap, built in oven, gas hob, extractor fan, space for a washing machine and fridge, tiled floor, double glazed window to the side aspect, radiator and an external door leading out to the rear garden.

Access to the **CELLAR**

With two compartments;

Compartment One – 11'7" x 5'4"

Compartment Two – 11'7" x 5'5"





FIRST FLOOR LANDING

Neutral carpet, radiator, stairs rising to the second floor. Access into the two first floor bedrooms, the bathroom and the separate WC.

BATHROOM

Freestanding bath, vanity unit with cupboards and a wash hand basin, tiled floor, heated towel rail, storage cupboards, airing cupboard, double glazed sash window to the side aspect and part tiled walls. There is a separate WC with a low flush WC, tiled floor and a double glazed window to the side aspect.

BEDROOM TWO 11'9" x 9'2"

Built in wardrobe, carpet, radiator, telephone point and a double glazed sash window to the rear aspect.



BEDROOM ONE 15'11" x 11'6"

Built in wardrobes, carpet, radiator, telephone point and two double glazed windows to the front aspect.

SECOND FLOOR LANDING

A part glazed wooden door gives access to a further staircase and the attic bedroom. Carpet, window.

ATTIC BEDROOM 14'11" X 12'7"

An L shaped room with neutral carpet, double glazed window to the side aspect, radiator and a telephone point.



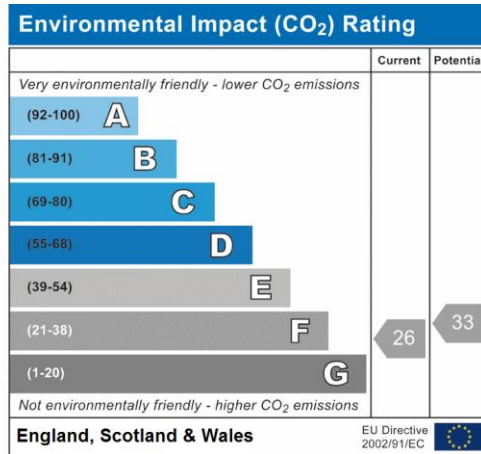
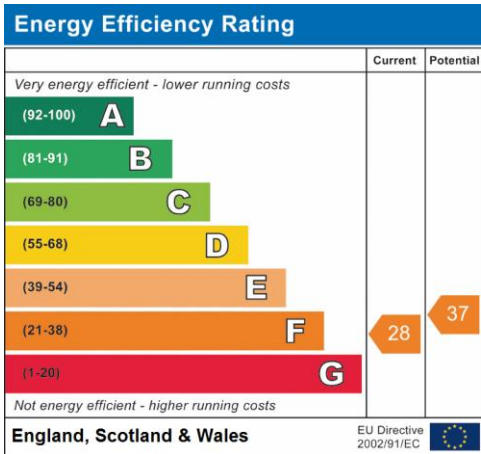


REAR COURTYARD

A delightful rear courtyard, ideal for entertaining or just enjoying a summers day. Edged by a small wall and with mature planting behind. Wooden Pergoda and brick built lean-to store.

There is a large wooden gate to the side which gives access to a passage and gated access onto the road.





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