

FOR SALE

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

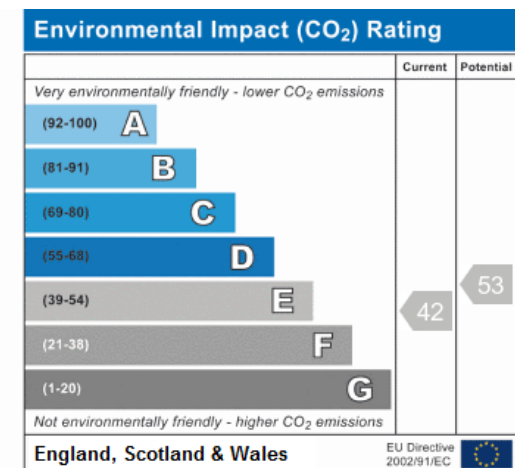
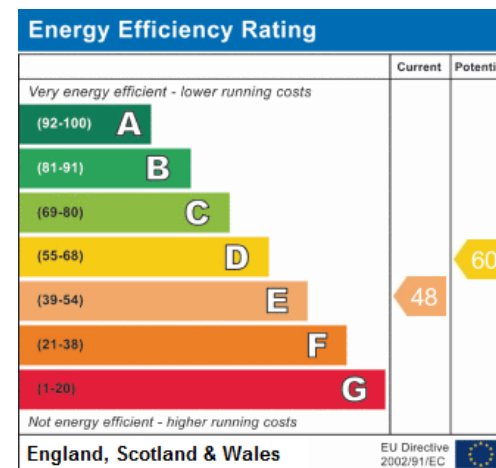


**62 DORNOCH AVENUE
SHERWOOD
NOTTINGHAM
NG5 4DP**

£142,500

62 DORNOCH AVENUE, SHERWOOD, NOTTINGHAM, NG5 4DP

- * A DELIGHTFUL THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A POPULAR LOCATION, CLOSE TO THE HEART OF SHERWOOD WITH ITS MANY SHOPS, CAFES AND GIFT SHOPS.
- * THE WELL PROPORTIONED ACCOMMODATION BENEFITS FROM GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING AND COMPRISES OF A LOUNGE, DINING ROOM, KITCHEN, BATHROOM, FRONT AND REAR GARDENS.
- * THE PROPERTY IS BEING MARKETED WITH **NO UPWARD CHAIN** AND WOULD MAKE AN IDEAL FIRST HOME OR INVESTMENT PROPERTY. WE RECOMMEND YOUR EARLY INTERNAL INSPECTION TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER.
- * JAPANESE KNOTWEED HAS BEEN IDENTIFIED AT THE REAR OF THE GARDEN. THE CITY COUNCIL ARE PUTTING INTO ACTION A PLAN TO REMOVE THE PLANT. PLEASE CONTACT US FOR FURTHER INFORMATION.



DIRECTIONAL NOTE: From our Sherwood Office the property may be approached via Mansfield Road heading towards the City. At the traffic lights with Winchester Street turn left and continue for a short distance taking the third turning on the right onto Dornoch Avenue. The property is located at the right hand side.



Front elevation part glazed Upvc door with Upvc obscured windows to either side giving access to:

HALLWAY

Spacious hallway with single radiator and doors off to;

LOUNGE 13'6" x 10'5" (max)

Front elevation Upvc double glazed bay window. Single radiator. Stripped floorboards. TV point. French doors into:

DINING ROOM 13'11" (max) x 10'5" (max)

Upvc French doors to the rear elevation. Single radiator. Stripped wooden floorboards. Part of the wall between the dining room and the kitchen has been removed to give a more open plan feel. Spot lights.

KITCHEN 10'7" x 7'10"

A range of modern wall and base units with work surface above. Upvc double glazed window to rear elevation. Integrated dishwasher and Gas cooker with four ring gas hob. Extractor fan. Double white Belfast style sink and tiled splashbacks. Integrated fridge/freezer.

DOWNSTAIRS WC

With low flush WC and wall mounted sink with splashback

UNDERSTAIRS CUPBOARD

With plumbing for an automatic washing machine.





Stairs to the first floor with spacious landing, Loft hatch. Side elevations obscured Upvc window. Doors off to:

BEDROOM 1 14' x 9'2"

With picture rail, ceiling rose, fitted cupboard housing the hot water tank. Single radiator. Rear elevation Upvc double glazed window.

BEDROOM 2 11'5" x 10'4"

Upvc double glazed window to the front elevation which afford far reaching views over Sherwood and beyond. Single radiator.



BEDROOM 3 7'11" x 7'8"

Upvc double glazed window to the front elevation. Single radiator.

BATHROOM

With panelled bath, overhead Triton shower. Pedestal wash hand basin. Part tiled walls. Double radiator and obscured Upvc double glazed window to rear elevation.

SEPARATE WC

With low flush WC and obscured Upvc double glazed window to side elevation.

OUTSIDE

The property is in an elevated position and can be reached via a short flight of stairs. A shared pathway leads to the front door. The front garden is laid mainly to lawn with mature hedges.

To the rear is a tiered garden which is in need of some attention.



Nottingham City Council will treat the Japanese Knotweed with a stem injection with glyphosate, this is a very labour intensive treatment however it guarantees that no Knotweed stems are missed.

The full treatment will take three years and will require three visits per year, please see below.

Year One

- First Treatment (Inject Stems) May - Jul
- First Inspection (re inject where required) Aug – Sep
- First winter Inspection and mulch dead Knotweed Dec - Jan

Year two

- Second Treatment (inject new shoots) May – Jul
- Second inspection (re Inject where required) Aug – Sep
- Second winter Inspection and Mulch Dead Knotweed Dec - Jan

Year Three

- Third Treatment (inject new shoots) May - Jul
- Third inspection (re Inject where required) Aug – Sep
- Third winter Inspection and Mulch Dead Knotweed Dec - Jan

All Knotweed should be dead and not regrow from this point, this can only be guaranteed where we have had access to the Knotweed.



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



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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.

Call us for more information – 0115 955 77 22

