



Offers in Excess of £375,000

Edwards Lane, Sherwood , Nottingham NG5 3HZ

EPC Rating E



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Looking for project? Ideally situated near the City hospital, this seven bedroom house could be converted for a number of different uses, subject to planning permission. On the ground floor the property has two large entrance hallways, a kitchen and three reception rooms, one housing the gas central heating boiler. The first and second floors are accessed via two different stair cases. The first floor, accessed via hallway one, has three double bedrooms, a family bathroom and separate WC. The other side of the house, accessed via staircase two, has one bedroom and a family bathroom. There are also three double bedrooms to the second floor. To the front of the property is a driveway and to the rear is a laid to lawn garden. Sherwood is a popular location, 1.5 miles from the City Centre making it a great location just outside of Town. There are primary schools, shops, a library and restaurants.

GROUND FLOOR

HALLWAY ONE 9' 3" x 5' 11" (2.82m x 1.82m)

LIVING ROOM 14' 10" x 11' 6" (4.54m x 3.51m)

KITCHEN 17' 5" x 9' 0" (5.32m x 2.75m)

RECEPTION ROOM TWO 12' 11" x 8' 10" (3.94m x 2.69m)

RECEPTION ROOM THREE 16' 2" x 8' 4" (4.93m x 2.55m)

HALLWAY TWO 14' 0" x 8' 3" (4.27m x 2.54m)

FIRST FLOOR LEFT

LANDING ONE 14' 2" x 8' 4" (4.32m x 2.55m)

BEDROOM ONE 9' 9" x 8' 4" (2.99m x 2.55m)

BATHROOM 5' 9" x 8' 3" (1.75m x 2.51m)

FIRST FLOOR RIGHT

LANDING TWO 7' 11" x 3' 4" (2.42m x 1.03m)

BATHROOM 6' 0" plus WC recess x 5' 11" (1.84m x 1.8m)

WC

BEDROOM TWO 10' 1" x 9' 3" (3.08m x 2.84m)

BEDROOM THREE 12' 11" x 11' 6" (3.94m x 3.52m)

BEDROOM FOUR 12' 1" x 9' 3" (3.70m x 2.83m)

SECOND FLOOR

LANDING 22' 8" x 8' 4" (6.93m x 2.54m)

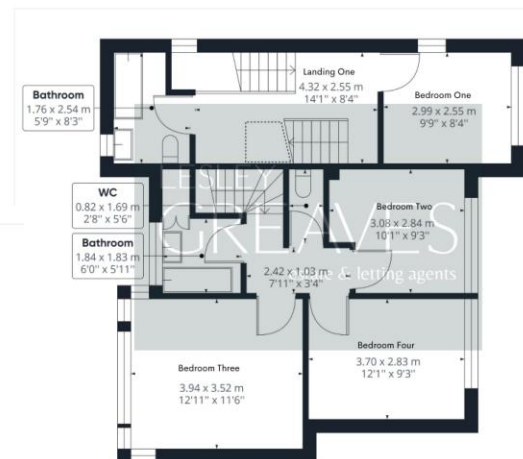
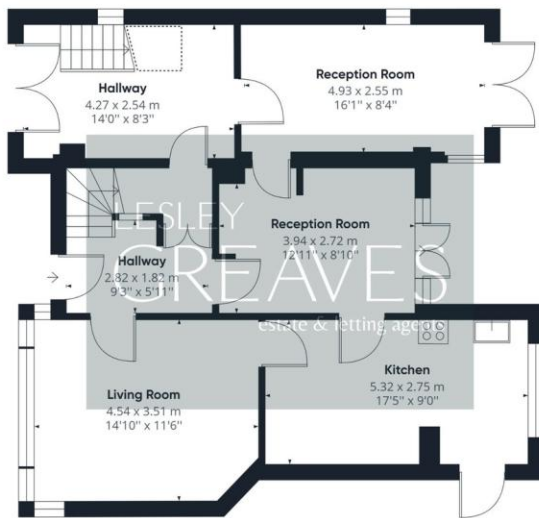
INNER LANDING 14' 6" x 9' 10" (4.44m x 3.01m)

BEDROOM FIVE 10' 3" x 11' 7" (3.12m x 3.53m)

BEDROOM SIX 12' 0" x 9' 4" (3.66m x 2.84m)

BEDROOM SEVEN 9' 10" x 7' 9" (3m x 2.36m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND: E

LOCAL AUTHORITY: Nottingham City Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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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