

162 Mansfield Street, Nottingham, NG5 4AU

Offers Around £290,000

Freehold



- Victorian Character
- Fully Renovated Under Current Owners
- Three Double Bedrooms
- Two Reception Rooms
- Accommodation Across Four Floors
- Family Bathroom to First Floor
- Fully Landscaped Rear Garden
- Easy Links to Public Transport
- Close Proximity to Ample Amenities
- Great School Catchment Areas





Summary

This charming, three-bedroom, mid-terraced, Victorian home that blends characterful features with practical living space. The ground floor offers a welcoming living room to the front, while to the rear there is a separate dining room leading into the kitchen, creating a functional layout ideal for both everyday living and entertaining. A useful basement provides additional storage or potential for further use.

To the first floor, a central landing gives access to two well-proportioned bedrooms and a family bathroom. The second floor is dedicated to the third bedroom, offering a private and versatile space.

Externally, the property benefits from on-street parking, a paved and low-maintenance front garden and an attractive rear garden featuring a terraced patio area, laid lawn, vegetable patch and a garden shed. Throughout the home, characterful touches such as exposed brick walls, ceiling spotlights and stylish vertical radiators enhance its appeal, creating a warm and contemporary living environment.

F&C

The Location

Sherwood is one of Nottingham's most popular suburbs because it strikes a strong balance between city convenience and a relaxed, community feel. One of its biggest advantages is location. Sitting just a few miles from Nottingham city centre, it offers easy commuting with frequent bus routes and quick access into the city, making it ideal for professionals and families alike.

Accommodation

Front

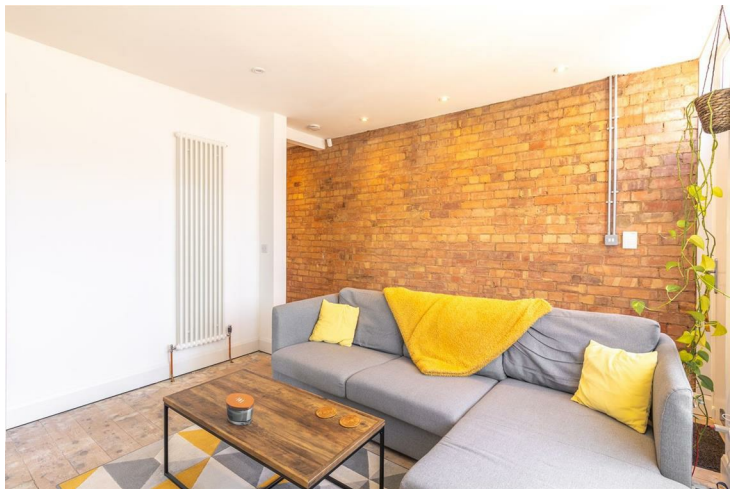
The property is rendered to the front with a patio area, walls surrounding garden and has a paved step up to a composite front door. There is on street parking.

Ground Floor

Living Room

18'1" x 13'4" (5.52 x 4.08)

Having wooden floorboards, radiator, bay window to front, feature exposed brickwork wall, ceiling downlights, built-in cupboard and vertical radiator.



Hallway

Featuring wooden flooring, exposed brickwork door and staircase, basement and staircase leading to landing on first floor and entering into kitchen diner.



Dining Area

13'2" x 12'9" (4.03 x 3.90)

With wood flooring, feature exposed brickwork wall, ceiling downlights, vertical radiator and access to the kitchen.



Kitchen

9'10" x 8'2" (3.01 x 2.49)

Having tiled flooring, radiator, combination boiler, induction hob with extractor hood over, oven, fully integrated slimline dishwasher, ceiling downlights, door to rear garden/terrace patio and window to rear.



Lower Ground Floor

Converted Basement

15'6" x 6'3" & 12'6" x 6'8" (4.73 x 1.93 & 3.83 x 2.04)

Having flooring, ceiling spotlights, radiators, access to meter cupboard, brick wall partially dividing the space into two rooms and window offering natural light.



First Floor Landing

15'8" x 2'7" (4.80 x 0.80)

With wood flooring, ceiling downlights, vertical radiator, access to bedrooms one and two and the family bathroom. Having stairs to second floor.

Bedroom One

13'1" x 12'3" (4.00 x 3.74)

With wood flooring, partially vaulted ceiling, ceiling downlights, fitted storage and vertical radiator.



Bedroom Two

13'0" x 10'2" (3.98 x 3.12)

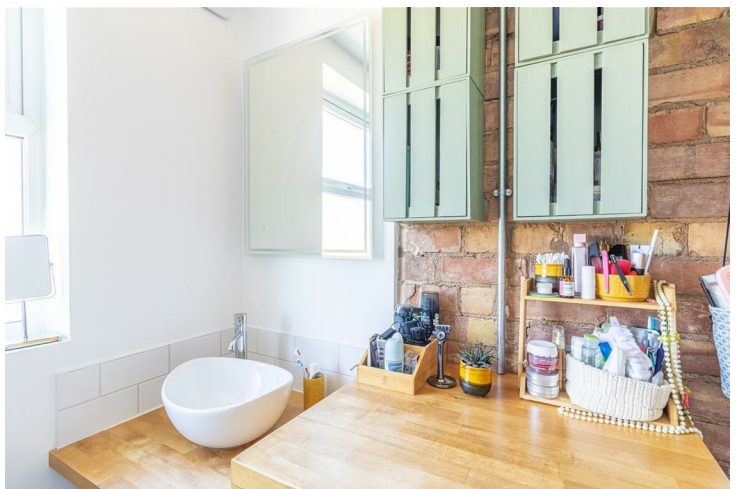
With wooden floor, feature exposed brickwork, ceiling downlights, vertical radiator and window to rear.



Family Bathroom

9'11" x 8'3" (3.03 x 2.52)

With tile flooring, feature exposed brickwork, ceiling downlights, WC, vanity unit, space for washing/drying machine, radiator, shower cubicle, extractor fan, built-in speakers for music and dual-aspect windows with frosted glass.



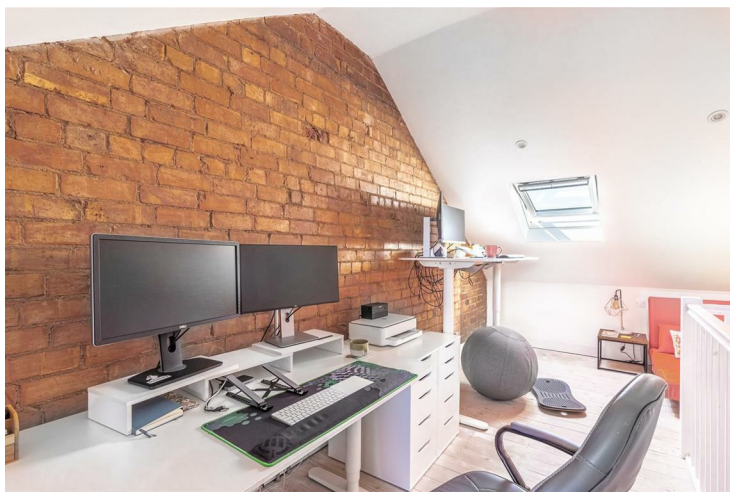
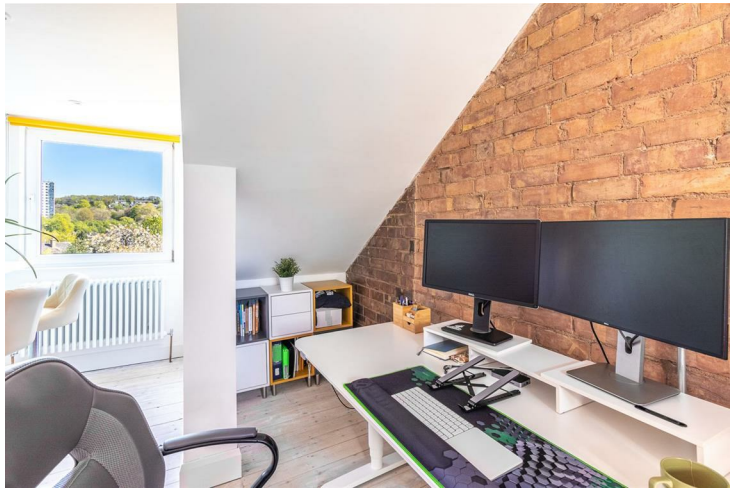
Second Floor Landing



Bedroom Three

24'0" x 13'3" (7.33 x 4.06)

With dual aspect windows to front and rear, wooden flooring, exposed brickwork, feature ceiling down lights, dual aspect windows to front, radiator, Victorian style fireplace and wash hand unit.

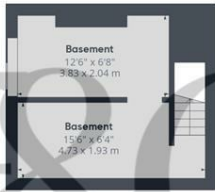


Rear Garden

Comprising raised patio/terrace with surrounding wall, side gate access to front of property, raised flowerbeds, laid to lawn, growing patch, shed, mature tree and walled garden to two boundaries.



Council Tax Band A



Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area^m

1366 ft²
126.8 m²

Reduced headroom

36 ft²
3.3 m²

(1) Excluding balconies and terraces.

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

162 Mansfield Street
Nottingham
NG5 4AU

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	