

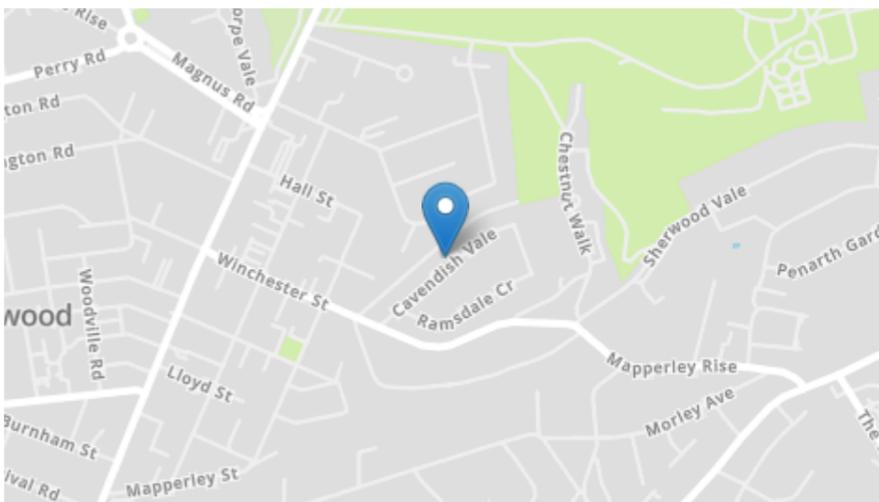
Cavendish Vale, NG5 4DS

Guide Price £300,000



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- End Of Terrace Character Property
- 3 Bedrooms
- 2 Reception Rooms
- 3 Piece Family Bathroom
- 4 Lower Ground Cellar Rooms with WC
- West Facing Rear Garden
- Popular Residential Location
- Excellent Road & Public Transport Links
- Ease Of Access To Nottingham City Centre

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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\*\*\* GUIDE PRICE £300,000 - £325,000 \*\*\* A REAL TARDIS! Step inside this three double bedroom period home and be amazed by all the space it has to offer! Two receptions room and a lower ground floor with three further rooms and utility! Situated just a stone's throw from Sherwood's vibrant shops, bars and restaurants this one really is a must see! In short accommodation comprises of a spacious entrance hall with doors leading to the two main reception rooms and a modern kitchen. Stairs lead down to the lower ground floor which comprises of four separate rooms and access to the rear garden. The first floor benefits from three double bedrooms and a four piece bathroom suite. Outside there is a great sized garden to the rear. The property is ideally located just a short distance from Sherwood and the City Centre as well as benefitting from Woodthorpe Park and the City Hospital also being nearby.

#### Lower Ground

##### Lobby

Stairs to the ground floor, tiled flooring and doors to the 3 cellars rooms and utility room.

##### Cellar 1

3.47m x 3.22m (11' 5" x 10' 7") With light and power.

##### Cellar 2

3.10m x 2.72m (10' 2" x 8' 11") With light and power.

##### Cellar 3

3.66m x 3.62m (12' 0" x 11' 11") With light and power.

##### Utility Room

3.09m x 2.94m (10' 2" x 9' 8") Hardwood double glazed window to the rear, obscured wooden door to the rear leading to the rear garden. Plumbing for washing machine & tumble dryer, WC, sink & drainer unit, light and power.

#### Ground Floor

##### Storm Porch

Wooden door to the entrance hall.

##### Entrance Hall

3.04m x 2.69m (10' 0" x 8' 10") Radiator, 2 built in storage cupboards, obscured hardwood double glazed window to the side. Stairs to the first floor and door to the cellars, lounge, dining room and breakfast kitchen.

##### Lounge

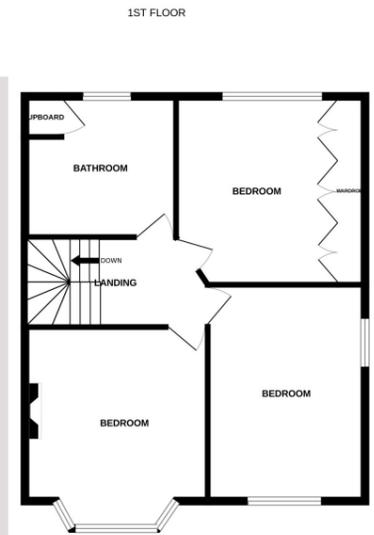
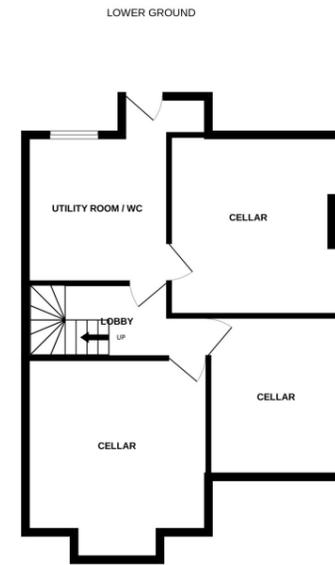
4.35m x 3.78m (14' 3" x 12' 5") Hardwood double glazed bay window to the front, traditional fire place and radiator.

##### Dining Room

3.97m x 3.71m (13' 0" x 12' 2") Hardwood double glazed window to the rear, radiator and feature period fire place with inset gas fire, ceiling coving.

##### Breakfast Kitchen

3.97m x 3.01m (13' 0" x 9' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over. Radiator and hardwood double glazed window to the rear. Door to the rear porch.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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##### Rear Porch

Door to steps down to the timber decking seating area.

#### First Floor

##### Landing

Doors to all bedrooms and bathroom. Access to the attic.

##### Bedroom 1

4.15m x 3.84m (13' 7" x 12' 7") Hardwood double glazed bay window to the front, feature fireplace and radiator.

##### Bedroom 2

3.94m x 3.49m (12' 11" x 11' 5") Hardwood double glazed window to the rear, radiator and a range of fitted furniture.

##### Bedroom 3

3.44m x 3.05m (11' 3" x 10' 0") Hardwood double glazed window to the front and radiator.

##### Bathroom

3.22m x 2.72m (10' 7" x 8' 11") 4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle with electric shower. Radiator, cupboard housing the combination boiler and obscured hardwood double glazed window to the rear.

##### Outside

To the front of the property are flower bed borders with a range of plants & shrubs and is palisaded by original stonework to the front. The West facing rear garden comprises a raised timber decking seating area, steps down to the turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.

##### Agents Note

The seller has provided us with the following information: the boiler is located in the bathroom and is 13 years old. It was last serviced in February 2026.