



44 Arthur Crescent, Carlton, NG4 1GA  
£210,000



Marriotts







# 44 Arthur Crescent Carlton, NG4 1GA

- End town house
- Large end/ corner plot
- Full width kitchen diner
- Two double bedrooms
- Lounge with living flame gas fire
- Cul-de-sac location

**GREAT FIRST TIME BUY!!** A very well-maintained end townhouse in a cul-de-sac location just off Carlton Hill, with Carlton's busy shopping area just a few minutes walk away! Occupying a large end/corner plot, the property has two double bedrooms, a spacious bathroom, a living room with coal-effect gas fire and a full-width kitchen diner with a built-in oven & hob!

**£210,000**



## Entrance Hall

Being open to the living room, with UPVC double-glazed front entrance door, meter cupboard housing the smart electric meter and fuse board and stairs to the first floor landing.

## Living Room

Marble fireplace and hearth with living flame coal effect gas fire and wooden surround. UPVC double-glazed front window, radiator and doorway through to the kitchen diner.





### Kitchen Diner

A range of wall and base units with granite effect worktops and breakfast bar, with an inset composite one-and-a-half bowl sink unit and drainer. Appliances consist of a brushed steel trim electric oven and four-ring halogen hob with brushed steel and glass extractor and black glass splashback. Radiator, tile effect floor covering, under-stair cupboard, UPVC double glazed side door and UPVC double-glazed windows and double doors leading out to the rear patio.

### First Floor Landing

With a door on to the landing, UPVC double glazed side window and loft access with ladder in to the partly boarded roof space.

### Bedroom 1

Wood laminate flooring, radiator and UPVC double-glazed front window.

### Bedroom 2

UPVC double glazed rear window and radiator.

### Bathroom

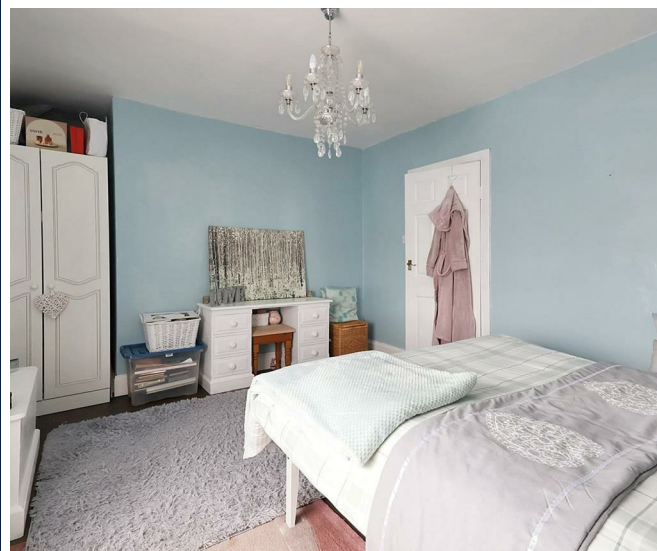
Consisting of a shaped bath and screen with full height tiling and chrome mains shower, pedestal wash basin with matching tiled splashback, dual flush toilet, wood laminate flooring, radiator, ceiling downlight with extractor fan and UPVC double-glazed rear window.

### Outside

To the front, gated access leads onto a gravelled front garden. Side gated access leads to the side of the property, which is paved and extends to the rear, where there is a further large paved patio with the outside tap and halogen security light. The garden is lawned with bedding areas and mature trees including silver birch. There is also a summer house and the garden is enclosed with a concrete post and fence panelled perimeter.

### Material Information

TENURE: Freehold











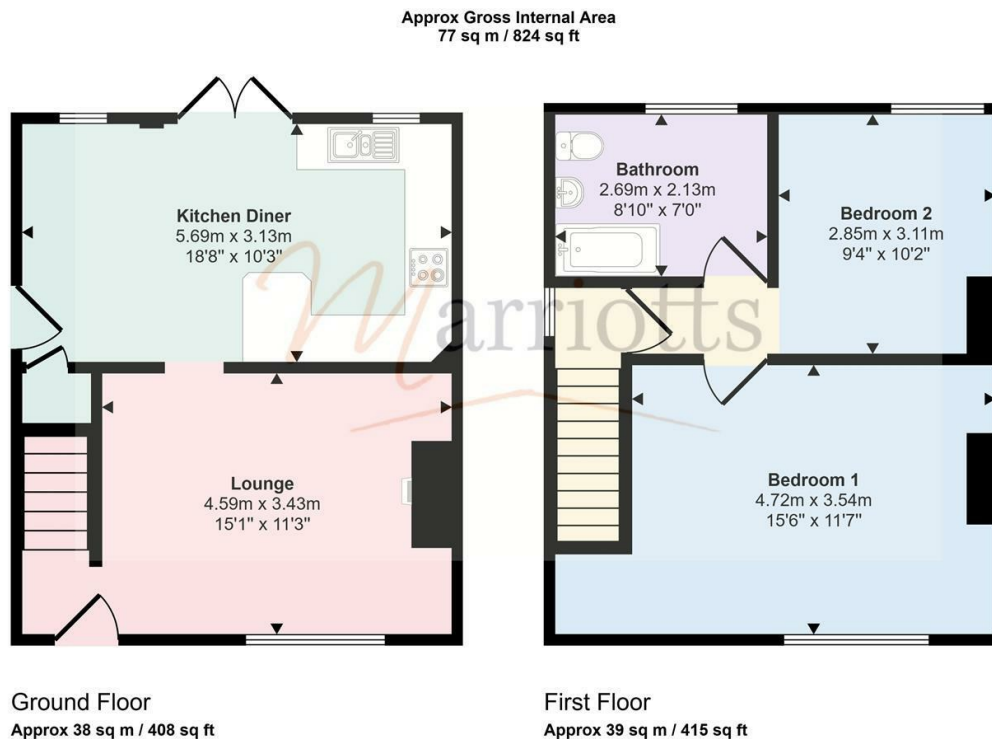
COUNCIL TAX: Nottinghamshire - Band A  
PROPERTY CONSTRUCTION: concrete and brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: very low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: under-stair cupboard  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: no  
BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: level access








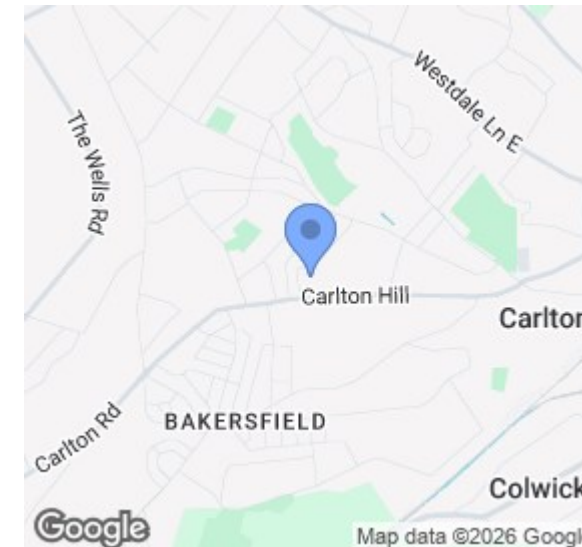




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

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