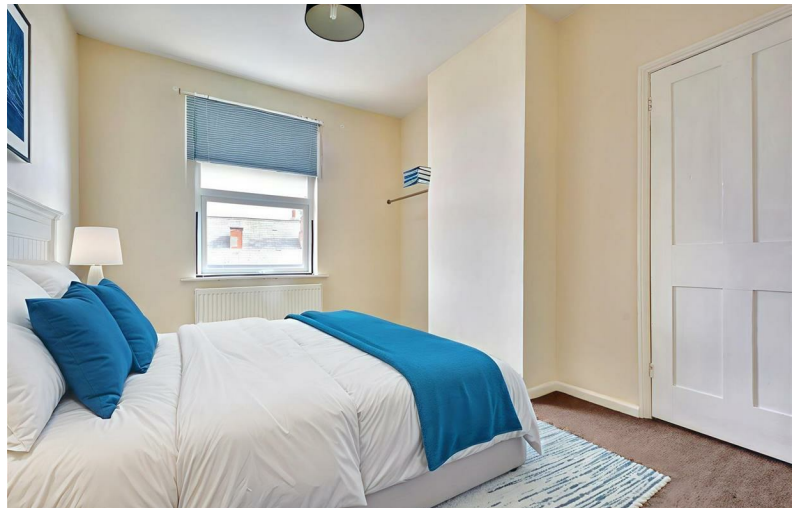




Loscoe Road  
Carrington, Nottingham NG5 2AW

TWO BEDROOM MAISONETTE, SELLING  
WITH NO UPWARD CHAIN

**Offers Around £130,000 Leasehold**



Robert Ellis Estate Agents are delighted to offer to the market this well-presented two-bedroom maisonette, situated in the ever-popular area of Carrington and offered to the market with no upward chain. This is an ideal purchase for a first-time buyer or investor, providing a home that is ready to move straight into.

The property has been improved throughout, with a refitted dining kitchen and a modern refitted family bathroom, alongside a bright and welcoming lounge. The accommodation further includes two good-sized bedrooms, with the home benefitting from gas central heating and double glazing.

Carrington is a highly desirable location just outside of Nottingham city centre, well known for its vibrant community feel and close proximity to popular neighbouring areas such as Sherwood and Mapperley. Residents can enjoy a wealth of local amenities including independent cafés, bars, and restaurants, as well as everyday conveniences such as supermarkets, medical centres, and leisure facilities. The property is also within easy reach of excellent schools and nurseries, making it a location suitable for a wide range of buyers.

For those needing to commute, Carrington boasts excellent transport links into Nottingham city centre and beyond, with frequent bus services, access to main road connections, and Nottingham train station just a short distance away.

With so much to offer both inside and out, and with the added advantage of no upward chain, an early viewing is highly recommended to fully appreciate the accommodation and location on offer.



### Entrance Lobby

Wooden glazed entrance door to the side elevation, tiled flooring, wall mounted radiator, carpeted staircase leading to the landing.

### Landing

10'8 x 5'01 approx (3.25m x 1.55m approx)

UPVC double glazed window to the front elevation, carpeted flooring, staircase leading to the second floor landing, under stairs storage cupboard, ceiling light point, panelled doors leading off to:

### Dining Kitchen

9'05 x 13'06 (2.87m x 4.11m)

UPVC double glazed window to the rear elevation, a range of matching wall and base units incorporating laminate worksurfaces above, integrated oven with four ring ceramic hob over and stainless steel extractor hood above, tiled splashbacks, wall mounted BAXI gas central heating combination boiler, recessed spotlights to the ceiling, space and plumbing for an automatic washing machine, space and point for a fridge freezer, linoleum floor covering, wall mounted radiator, ample space for a dining table.

### Living Room

11'05 x 10'09 approx (3.48m x 3.28m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, electrical consumer unit.

### Family Bathroom

9'01 x 7'05 approx (2.77m x 2.26m approx)

Modern white three piece suite comprising panelled bath with mixer shower attachment over, low level flush WC, vanity wash hand basin, tiling to the floor, tiled splashbacks with aqua splash panels, chrome heated towel rail, recessed spotlights to the ceiling.

### Second Floor Landing

10'09 x 8'09 approx (3.28m x 2.67m approx)

Ceiling light points, access to the eaves for storage, panelled doors leading off to:

### Bedroom One

12'03 x 9'06 approx (3.73m x 2.90m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Bedroom Two

7'08 x 10'4 approx (2.34m x 3.15m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 22mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

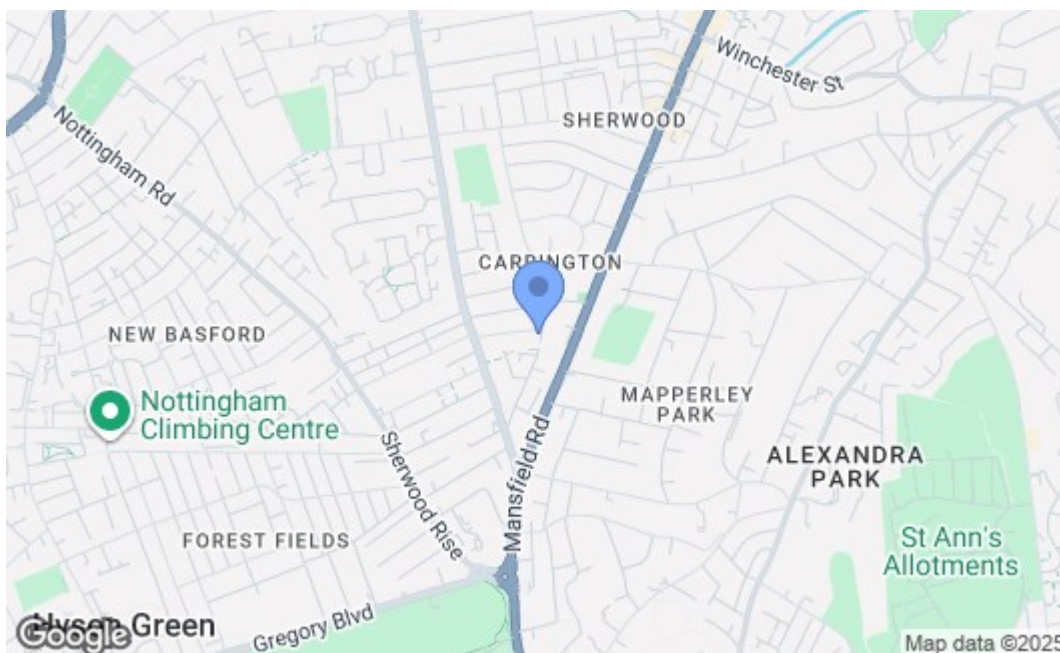
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 66      | 78        |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.