



Alexandra Street  
Carrington, Nottingham NG5 1AY

A WELL PRESENTED TWO BEDROOM  
GROUND FLOOR MAISONETTE FOR  
SALE IN CARRINGTON, NOTTINGHAM!

**Offers In The Region Of £150,000 Leasehold**



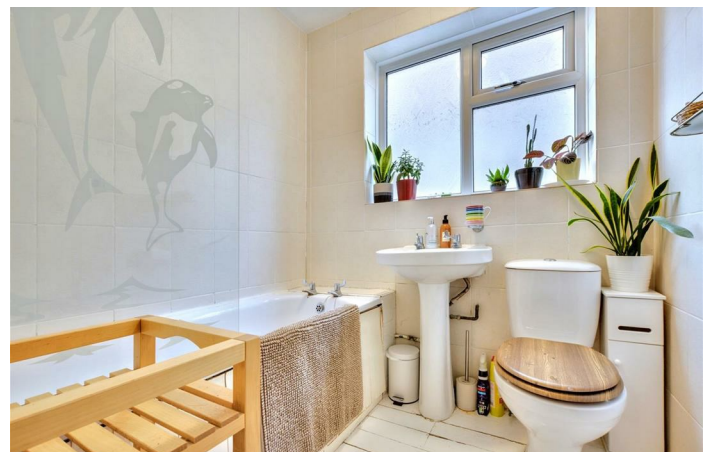
This two-bedroom ground floor maisonette is located in Carrington, Nottingham, offering an excellent opportunity for first-time buyers or buy-to-let investors. The property benefits from a convenient location close to Nottingham city centre, local schools, shops, and good transport links, making it ideal for easy, practical living.

You enter the home via a side door into an L-shaped hallway which includes two useful storage cupboards, perfect for keeping things tidy. The property features a spacious lounge that provides plenty of room for relaxing and entertaining. The kitchen is separate, offering ample space for cooking and storage. There are two bedrooms and a bathroom, completing the accommodation.

Outside, a garage is positioned to the rear, with the added convenience of off-road parking. On-street parking is also available to the front of the property.

Offered with no chain, this property presents a great opportunity to purchase a practical home in a location that offers excellent access to local amenities and the city centre.

An early viewing is advised.



### Entrance Hallway

Entrance door to the side elevation giving access to the entrance hallway comprising original wood flooring, wall mounted radiator, two storage cupboards providing useful additional storage, doors leading off to:

### Kitchen

13'3" x 9'5" approx (4.04 x 2.88 approx)  
Tiled flooring, UPVC double glazed window to the front elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, washing machine, electric oven with four ring gas hob over and extractor hood above, fridge freezer, wall mounted radiator, wall mounted boiler.

### Lounge

18'11" x 10'4" approx (5.77 x 3.15 approx)  
Original wood flooring, UPVC double glazed bay fronted window to the front elevation, wall mounted radiator, coving to the ceiling, fireplace with tiled hearth and wood surround.

### Bathroom

6'1" x 6'0" approx (1.86 x 1.83 approx)  
Original wood flooring, UPVC double glazed window to the side elevation, WC, handwash basin with separate hot and cold taps, heated towel rail, panelled bath with separate hot and cold taps and mains fed shower over, tiled splashbacks.

### Bedroom One

9'7" x 12'9" approx (2.93 x 3.89 approx)  
Laminate floor covering, UPVC double glazed window to the front elevation, wall mounted radiator, built-in wardrobes.

### Bedroom Two

6'7" x 9'9" approx (2.02 x 2.99 approx)  
Laminate floor covering, UPVC double glazed window to the front elevation, wall mounted radiator.

### Garage

8'4" x 16'0" approx (2.56 x 4.89 approx)  
Up and over door, built in workbench, power can be provided by the outdoor power socket.

### Front of Property

To the front of the property there is on-road parking, front garden exclusive to the property.

### 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 18mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

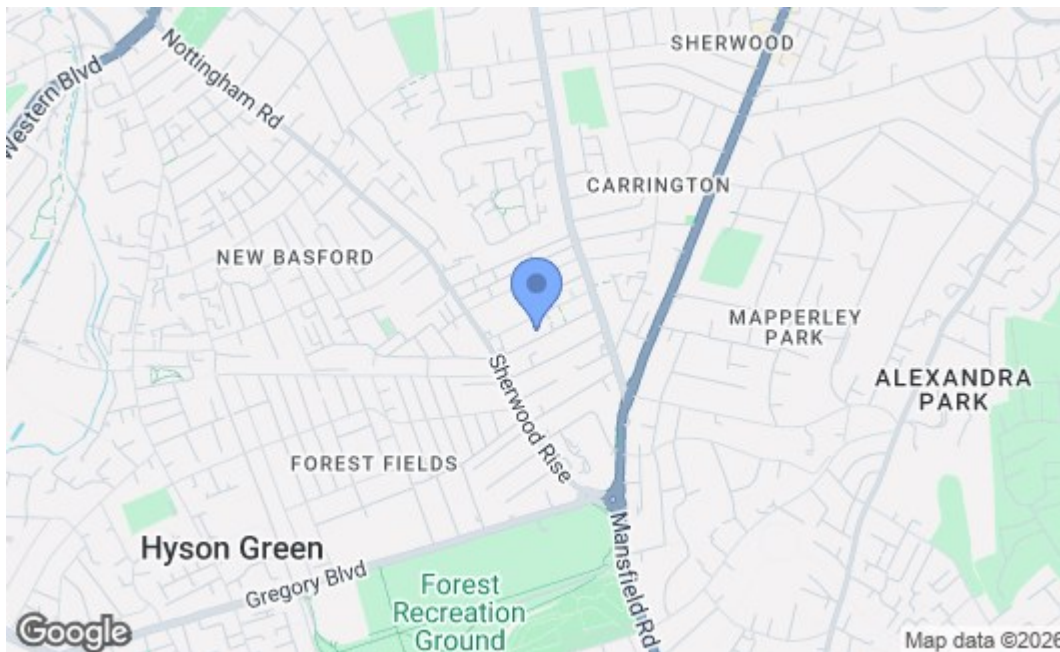
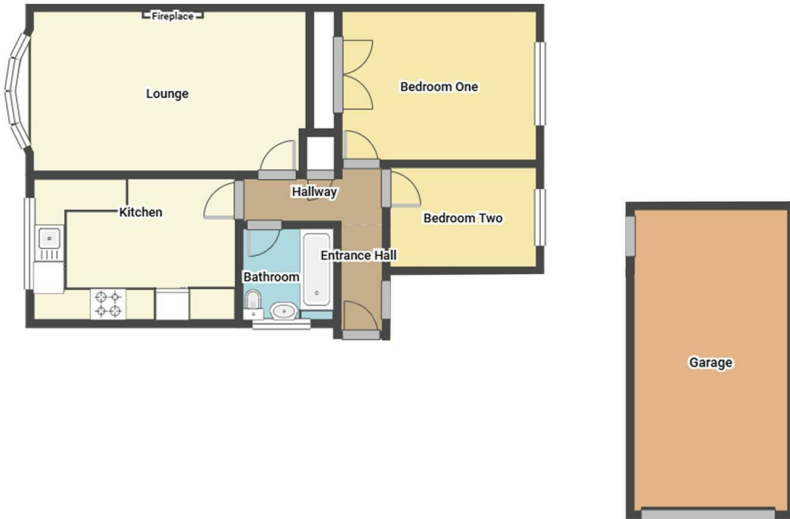
Non-Standard Construction: No

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		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.