



**Burnham Street
Carrington, Nottingham NG5 2FD**

Asking Price £230,000 Freehold

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** CALLING ALL FIRST-TIME BUYERS, INVESTORS AND FAMILIES! ** MUST VIEW! **

Robert Ellis Estate Agents are delighted to offer for sale this SPACIOUS FOUR-BEDROOM mid-terrace property situated in Carrington, Nottingham.

The property is only a short walking distance to Sherwood's affluent high street with local retailers, shops, restaurants, and bars. There are transport links on Mansfield Road, allowing access to Nottingham City Center and surrounding areas. Alongside this the property is within walking distance of the Forest Recreation Ground, hosting a large community field, café and children's play area.

Benefiting from modern conveniences such as gas, central heating and double glazing.

In brief, this three-storey property comprises two reception rooms, a fitted kitchen, two bedrooms and a family bathroom on the first floor with a further two double bedrooms located on the second floor. With a small garden to the front elevation and an enclosed rear garden and cellar providing further storage space.

An early viewing of this property is highly recommended to appreciate the accommodation on offer.

SELLING WITH THE ADDED BENEFIT OF NO UPWARD CHAIN.



Lounge

13' x 14'03 approx (3.96m x 4.34m approx)

Double glazed wooden entrance door to the front elevation. UPVC double glazed bay window to the front elevation. Feature strip wooden flooring. Wall mounted double radiator. Ceiling light point. Original coving to the ceiling. Feature stainless steel inset fireplace. Internal door leading into open plan Kitchen Diner

Dining Room

15'01 x 13' approx (4.60m x 3.96m approx)

Feature strip wooden flooring. Wall mounted double radiator. Ceiling light point. Wall mounted living flame gas fire. Internal door leading to staircase up to First Floor Landing. Internal door leading to staircase down to Cellar. Open through to Kitchen

Kitchen

8'7 x 12' approx (2.62m x 3.66m approx)

UPVC double glazed window to the rear elevation. UPVC double glazed opaque rear door leading to the enclosed rear garden. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted wall and base units incorporating laminate worksurfaces above. 4 ring gas hob with extractor unit above. Integrated oven. Stainless steel 1.5 bowl sink and drainer with dual heat tap. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine

First Floor Landing

Carpeted flooring. Wall mounted radiator. Ceiling light point.

Internal doors leading into Bedroom 1, 4 and Bathroom.

Staircase leading to Second Floor Landing

Bedroom 1

12'06 x 13'07 approx (3.81m x 4.14m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Built-in storage cupboard

Bedroom 4

9'01 x 7'11 approx (2.77m x 2.41m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point

Bathroom

9'08 x 6'01 approx (2.95m x 1.85m approx)

UPVC double glazed opaque window to the rear elevation.

Tiled flooring. Tiled splashbacks. Wall mounted radiator.

Ceiling light point. 3 piece suite comprising of a panel bath with a Triton electric shower above, pedestal wash hand basin with dual heat tap and a low level flush WC. Extractor fan. Shaver point

Second Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 2 and 3

Bedroom 2

13'06 x 12'03 approx (4.11m x 3.73m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Vanity wash hand basin with hot and cold taps and storage space below

Bedroom 3

12'02 x 12'02 (3.71m x 3.71m)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Vanity wash hand basin with hot and cold taps and storage space below. Airing cupboard housing Ideal gas central heating combination boiler providing hot water and central heating to the property

Cellar

12'11 x 11' approx (3.94m x 3.35m approx)

Providing additional storage space and housing electric and gas metre points

Front of Property

To the front of the property there is a small garden with fencing and brick wall surrounding. Secure gated access to the side of property.

Rear of Property

To the rear of the property there is a good sized enclosed rear garden with paved patio area, garden laid to lawn, fencing and hedging to the boundaries.

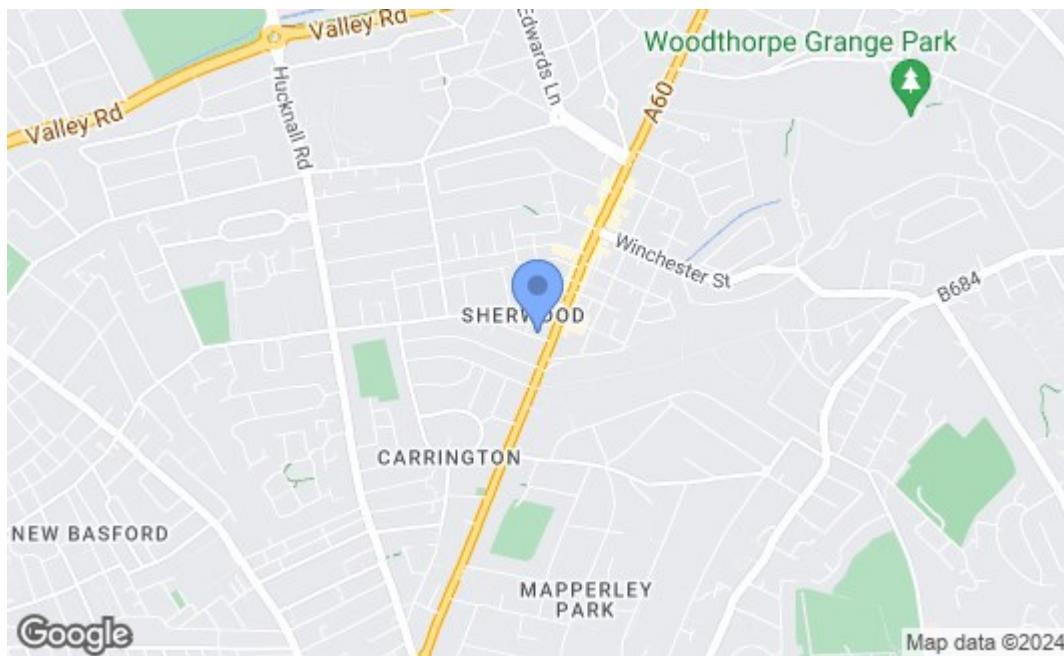
Council Tax

Local Authority Nottingham

Council Tax band B



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		69
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO₂ 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.