

HoldenCopley

PREPARE TO BE MOVED

Waldeck Road, Carrington, Nottinghamshire NG5 2AG

£325,000

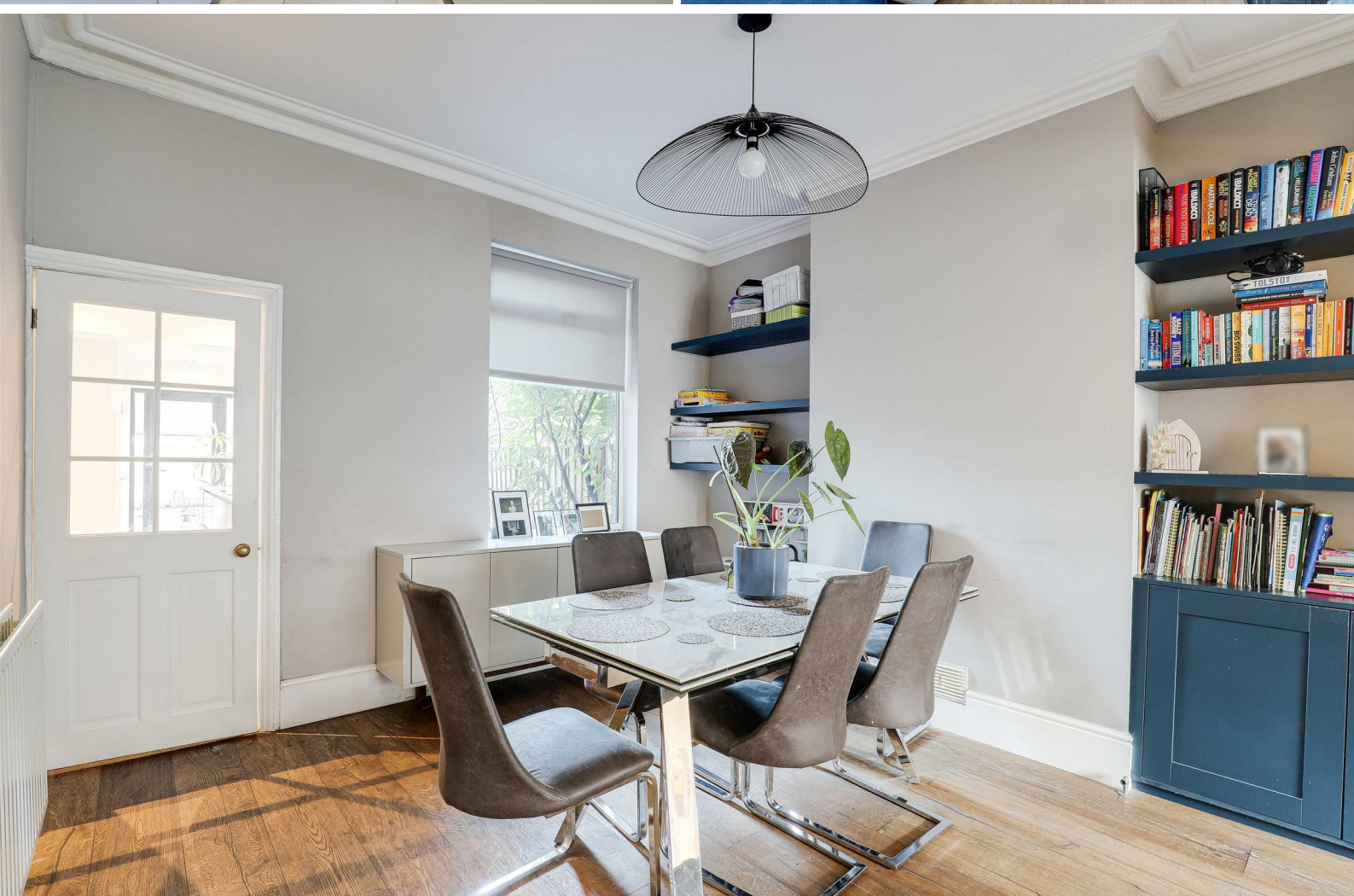
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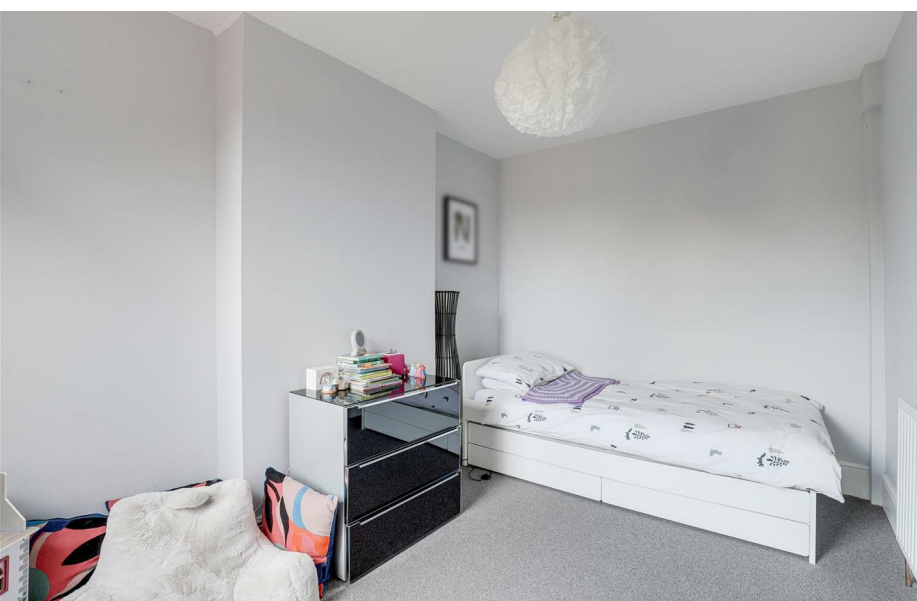


BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented four-bedroom mid-terraced Victorian house, offering an ideal home in a popular location. Situated just a short stroll from Sherwood's vibrant hub of shops, eateries, and excellent transport links into the city centre, this property delivers convenience and style. The ground floor greets you with an entrance hall leading to a cosy living room with a large bay window that floods the space with natural light. The open-plan connection to the dining area enhances the sense of space and brightness, perfect for hosting or relaxing. The modern kitchen is thoughtfully designed with ample countertop and storage space, catering to all your culinary needs. From the kitchen, you'll find a convenient ground-floor W/C and access to a spacious cellar, ideal for storage. Ascending to the upper levels, the first floor boasts two double bedrooms and a stylish bathroom with a separate W/C. The top floor houses an additional two double bedrooms, offering flexible accommodation options for family, guests, or home office use. Externally, the property features on-street parking at the front and a charming enclosed rear garden with a patio seating area and a lawn, perfect for enjoy the outdoors.

MUST BE VIEWED!





- Mid-Terraced Victorian House
- Four Four Bedrooms
- Two Reception Room
- Modern Kitchen
- Ground Floor W/C
- Stylish Bathroom & Separate W/C
- On-Street Parking
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has laminate wood-effect flooring, carpeted stairs, ceiling coving and a single composite door providing access into the accommodation.

Living Room

15'11" into bay x 11'6" (4.86m into bay x 3.52m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, fitted shelves and storage cupboards, a recessed chimney breast alcove with a decorative surround, open-plan to the dining room and a UPVC double-glazed bay window with fitted shutters to the front elevation.

Dining Room

12'11" x 11'9" (3.96m x 3.60m)

The dining room has laminate wood-effect flooring, a radiator, ceiling coving, fitted shelves and storage cupboards and a UPVC double-glazed window to the rear elevation.

Kitchen

21'6" x 8'2" (6.56m x 2.49m)

The kitchen has a range of fitted base and wall units with worktops, an undermount sink with draining grooves and a swan neck mixer tap, an integrated induction hob with built-in downdraft extractor, a double Miele Oven, dishwasher & fridge freezer, two vertical radiators, ceiling coving, recessed spotlights, tiled flooring, access to the cellar, two UPVC double-glazed windows to the side elevation and a single UPVC door providing access to the rear garden.

W/C

6'5" x 2'11" (1.97m x 0.89m)

This space has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a heated towel rail, recessed spotlights, tiled flooring and an extractor fan.

FIRST FLOOR

Landing

The landing has carpeted flooring and access to the first floor accommodation.

Master Bedroom

16'1" into bay x 13'3" (4.92m into bay x 4.06m)

The main bedroom has carpeted flooring, a radiator, two fitted floor-to-ceiling wardrobes, a decorative mantelpiece and a UPVC double-glazed bay window with fitted shutters to the front elevation.

Bedroom Two

12'9" x 8'11" (3.91m x 2.73m)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

8'2" x 6'1" (2.50m x 1.86m)

The bathroom has a vanity storage unit with a wash basin, a double ended bath with central tap and a shower fixture with an overhead rainfall shower and a handheld shower head, a column radiator, partially tiled walls, wood-effect flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

W/C

4'10" x 3'5" (1.48m x 1.05m)

This space has a low level dual flush W/C, a wash basin, partially tiled walls, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring, a single-glazed window to the rear elevation, access to the second floor accommodation and access to the loft.

Bedroom Three

13'3" x 13'10" (4.06m x 4.23m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window with fitted shutters to the front elevation.

Bedroom Four

13'1" x 9'3" (3.99m x 2.82m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

BASEMENT

Cellar

12'9" x 12'10" split into two rooms (3.91m x 3.93m split into two rooms)

OUTSIDE

Front

Outside to the front is access to on-street parking, a hedge border and brick wall boundaries.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, shrubs, fence panelling and brick-wall boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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