



**£415,000**

**TENURE : FREEHOLD**

**Carlyle Road, West Bridgford, NG2 7NQ**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 2**

**No chain!**

**Walking distance to Central Avenue**

**South East facing garden**

**Fitted wardrobes**

**Open plan kitchen/diner**

**Tomlinson Estate Management Limited**  
9 High Street, Ruddington, Nottingham, Nottinghamshire, NG11 6DT  
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This Victorian bay fronted end terraced house offers a wealth of original features carefully complimented by modern fittings. Situated in one of Nottingham's most sought-after residential locations the home is within easy reach of the centre of West Bridgford with its excellent facilities and amenities together with the City Centre and Universities. There is good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway as well as being within the catchment area for excellent West Bridgford schools.

No chain!

**Living Room - 3.46m x 3.45m (11'4" x 11'4")**

The living room has original wooden flooring, working fireplace and shutters over the UPVC windows.

**Dining Room - 3.99m x 3.56m (13'1" x 11'8")**

The dining room has been opened up to provide a large kitchen diner with an abundance of natural light from the French doors leading out into the garden. There is a feature fireplace, wooden flooring along with a storage cupboard housing the combi boiler.

**Kitchen - 5.31m x 2.39m (17'5" x 7'10")**

The kitchen features tiled flooring, a range of fitted base and wall units with granite countertops, Belfast sink, 5 ring gas hob, electric double oven/grill, extractor hood and space for an American fridge/freezer. Integrated dishwasher and washing machine are included. UPVC double glazed window to the side elevation.

**Bedroom 1 - 3.44m x 4.43m (11'3" x 14'6")**

First floor front bedroom featuring carpeted flooring, fitted wardrobes, radiator, UPVC double glazed window with shutters.

**Bedroom 2 - 4.02m x 2.78m (13'2" x 9'1")**

First floor rear bedroom featuring carpeted flooring, fitted wardrobes, radiator and UPVC double glazed window.

**Bedroom 3 - 2.65m x 3.64m (8'8" x 11'11")**

Second floor rear bedroom featuring carpeted flooring, built in wardrobe, eaves storage, radiator, Velux and UPVC double glazed window.

**Bedroom 4 - 3.07m x 2.72m (10'1" x 8'11")**

Second floor front bedroom featuring carpeted flooring, radiator and UPVC double glazed window.

**Bathroom - 2.35m x 2.41m (7'9" x 7'11")**

The bathroom features tiled flooring, part tiled walls, WC, a wash basin, a freestanding ball and claw roll top bath, extractor fan, radiator, Velux and UPVC double glazed window.

**Shower Room - 1.87m x 1.33m (6'2" x 4'4")**

The shower room features tiled flooring, part tiled walls, WC, a wash basin, shower with dual head, extractor fan, radiator, Velux and UPVC double glazed window.

**External**

To the rear of the property is a low maintenance garden with a paved patio area, artificial lawn, decked area with shed, various trees, a brick-built outhouse, outdoor tap and side access to road. On street parking available to the front of the property.

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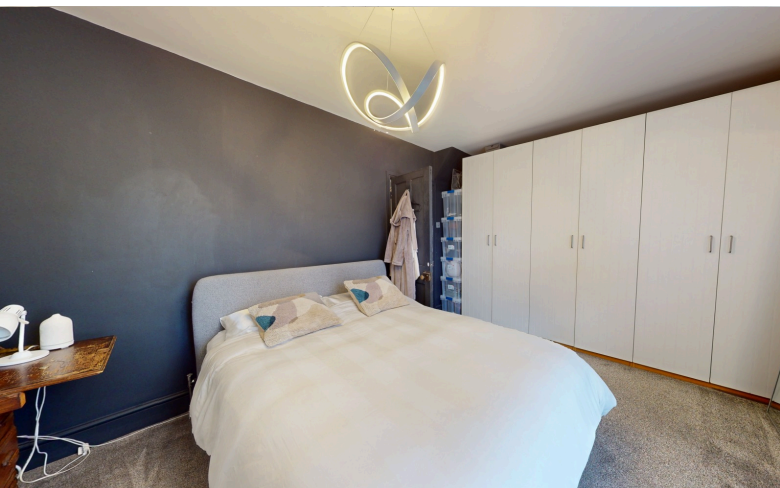




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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