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DavidJames
the estate agent

Bernard Street, Carrington, Nottingham, NG5 2AE

Guide Price £195,000

About This Property

GUIDE PRICE £195,000 - £200,000 We are delighted to bring to the market this immaculately presented end-terrace house which presents a perfect opportunity for those seeking a move-in ready home with easy access to Nottingham City Centre and Sherwood's vibrant selection of shops, bars and restaurants!

The home opens with a welcoming dining room featuring a tall radiator and timber-finish flooring, which extends seamlessly into the lounge.

The lounge enjoys views over the garden and offers an ideal place to relax, with an eye-level socket providing the provision for a wall-mounted TV. There is also useful understairs storage and open access to the kitchen.

The kitchen is well-equipped with base and eye level units, an integrated hob with extractor and space for additional freestanding appliances, with select items available through separate negotiation.

Upstairs, the first bedroom is a spacious double with a built-in wardrobe over the stairs and the benefit of a new triple-glazed window. The second bedroom could be used as a small double, a large single or an office, with lovely views of the rear garden.

The modern bathroom is fitted with a three-piece white suite plus the addition of vanity storage, stylish terrazzo-style splashbacks and a towel radiator.

From the landing, a step-ladder provides access to the loft, which has been boarded and offers great potential, featuring power and a Velux-style window with views to the rear.

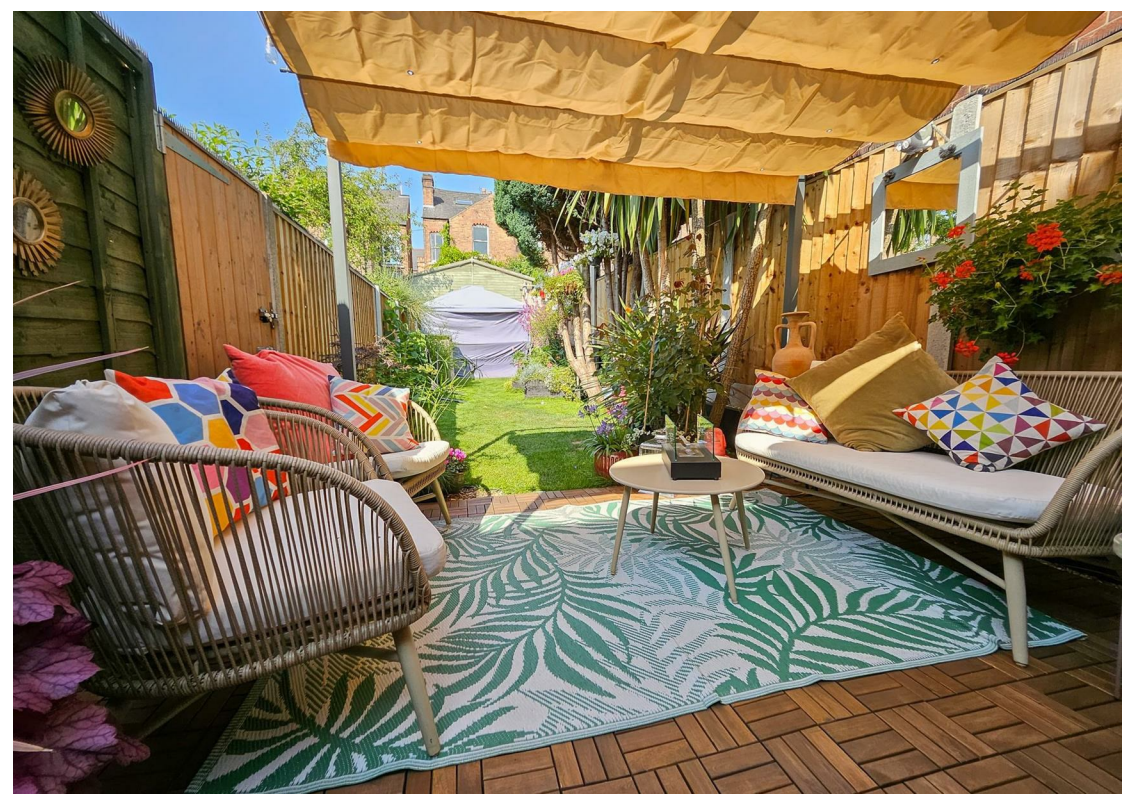
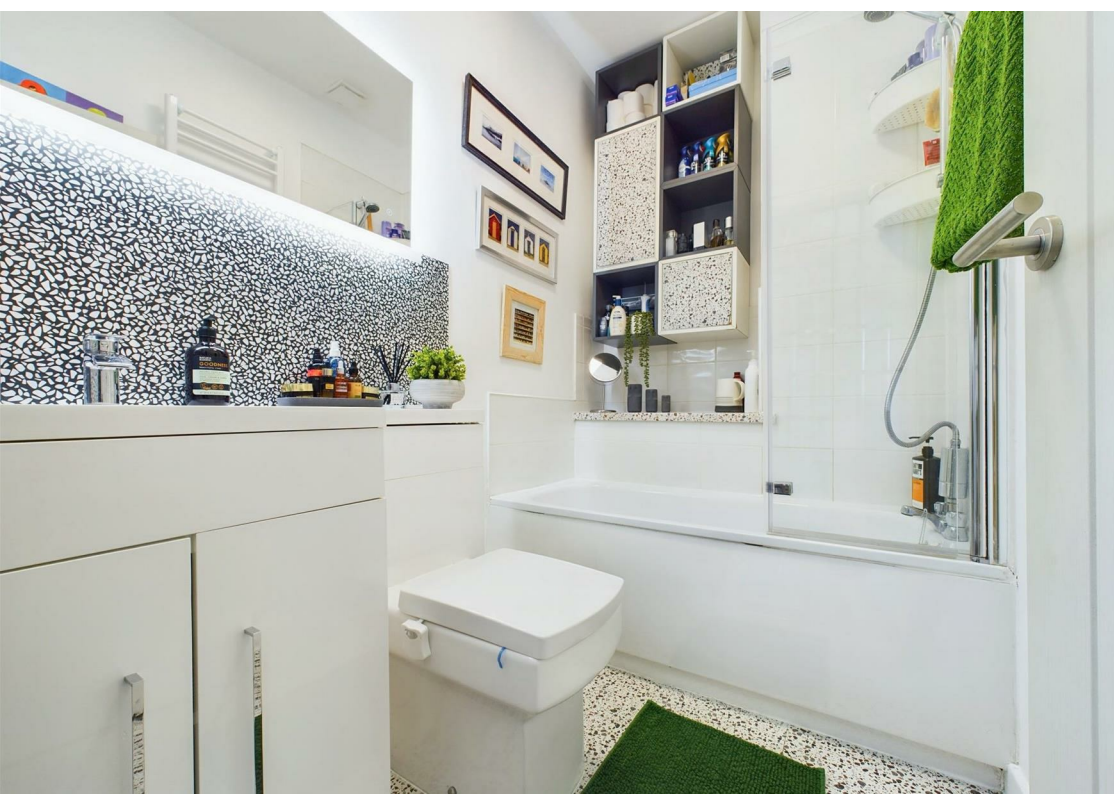
In addition to décor, the current owners have carried out significant improvements, including internal insulation to the front and rear walls, and a new boiler with a Nest smart thermostat.

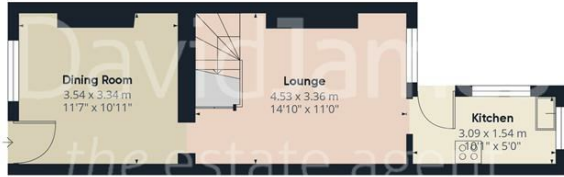
The outside space is just as impressive, with a beautifully maintained private garden. Starting with a feature patio seating area, the garden leads to a well-kept lawn with established borders, offering a peaceful spot to enjoy the outdoors. To the rear, there's space for a hot tub (with the current Lay-Z-Spa available for separate negotiation).



- Immaculately presented end-terrace house
- A testament to the current owners
- Perfect for a first-time buyer seeking a move-in ready home
- A short commute from Nottingham City Centre
- Within easy reach of Sherwood's shops, bars and restaurants
- Two reception rooms (good-sized lounge and a separate versatile dining room)
- Fitted kitchen with a range of units and an integrated hob and extractor
- Two first floor bedrooms plus a versatile loft space
- Superb modern bathroom with a three-piece suite and vanity storage
- Stunning enclosed lawned garden with an initial feature patio seating area







Floor 0



Floor 1



Floor 2

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Approximate total area*

67.14 m²
722.69 ft²

Reduced headroom

5.28 m²
56.83 ft²

(1) Excluding balconies and terraces

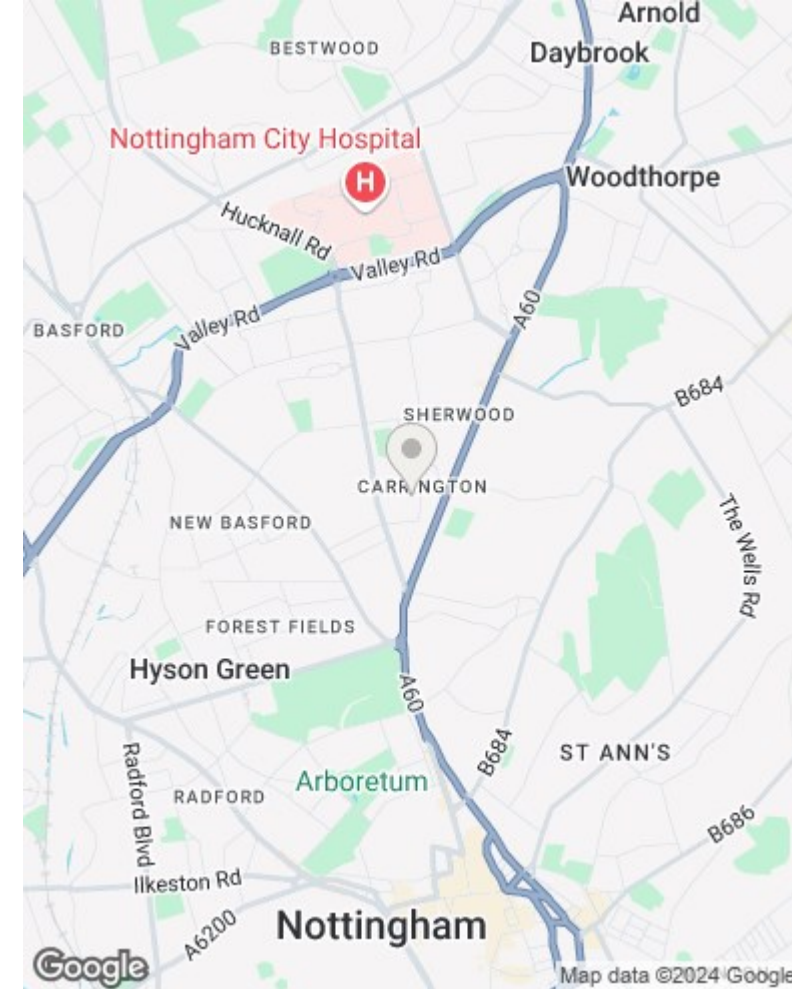
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Council Tax Band: A
Nottingham City Council
Freehold

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The Property Ombudsman

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