



Loscoe Road  
Carrington, Nottingham NG5 2AW

A THREE-BEDROOM, THREE-STORY  
FAMILY HOME SITUATED IN CARRINGTON,  
NOTTINGHAM.

**Asking Price £200,000 Freehold**





\*\* IDEAL FIRST TIME BUY OR INVESTMENT \*\*

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, THREE STOREY, TERRACED FAMILY HOME situated in CARRINGTON, NOTTINGHAM.

It is ideally located within walking distance of Tesco Express, alongside Sherwood's high street which offers a mixture of restaurants, bars and retail shops. There are transport links on Hucknall Road, allowing access to Nottingham City centre and surrounding areas.

Upon entry, you are welcomed into the lounge, leading to the extended kitchen diner with fitted units and rear door to the landscaped rear garden, off the kitchen is access to the cellar providing further storage. The stairs led to the landing, first bedroom, second bedroom and family bathroom, stairs to second landing and third bedroom.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this great opportunity- Contact us now to arrange your viewing!





## Lounge

12'3 x 12'4 approx (3.73m x 3.76m approx)

Modern double glazed composite entrance door to the front elevation leading into the Lounge. UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted double radiator. Ceiling light point. Ceiling rose. Coving to the ceiling. Picture rail. Feature fireplace incorporating a wooden mantel, stone hearth and back panel with inset living flame gas fire. Internal door leading into the Kitchen Diner

## Kitchen Diner

16'11 x 12'4 approx (5.16m x 3.76m approx)

UPVC double glazed windows to the rear elevation and double glazed door leading to the enclosed rear garden. Laminate flooring. Tiled splashbacks. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel double sink and drainer unit with swan neck dual heat tap. Integrated oven. 4 ring hob with extractor unit above. Space and point for under the counter fridge and freezer. Space and plumbing for an automatic washing machine. Wall mounted Baxi gas central heating combination boiler. Internal doors leading up to the First Floor Landing and down to the Cellar

## Cellar

5'4 x 12'6 approx (1.63m x 3.81m approx)

Wall mounted double radiator. Light & Power. Electric consumer unit. Electric & Gas metre points

## First Floor Landing

Carpeted flooring. Wall light point. Recessed spotlights to the ceiling. Loft access hatch. Built-in storage cupboard. Carpeted staircase to Bedroom 3. Internal doors leading into Bedroom 1, 2 and Family Bathroom

## Bedroom 1

12'5 x 12'5 approx (3.78m x 3.78m approx)

UPVC double glazed window to the front elevation. Cherrywood hardwood parquet flooring. Wall mounted double radiator. Ceiling light point. Built-in shelving to chimney recess

## Bedroom 2

13'10 x 6'05 approx (4.22m x 1.96m approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Ceiling rose. Coving to the ceiling. Built-in over the stairs storage cupboard

## Family Bathroom

10'2 x 4'10 approx (3.10m x 1.47m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Ceiling light point. 3 piece suite comprising of a panel bath with hot and cold taps with mains fed shower above, pedestal wash hand basin with hot and cold taps and a low level WC

## Bedroom 3

15'4 x 12'3 approx (4.67m x 3.73m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Loft access hatch. Built-in wardrobes with additional storage cupboards. Built-in over the stairs storage cupboard

## Rear of Property

To the rear of the property there is an enclosed landscaped rear garden with a large block paved patio area, slate area, laid to lawn garden, shrubbery and trees with fencing and brick wall to the borders. Secure gated access to the rear

## 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: 1.5 gig

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

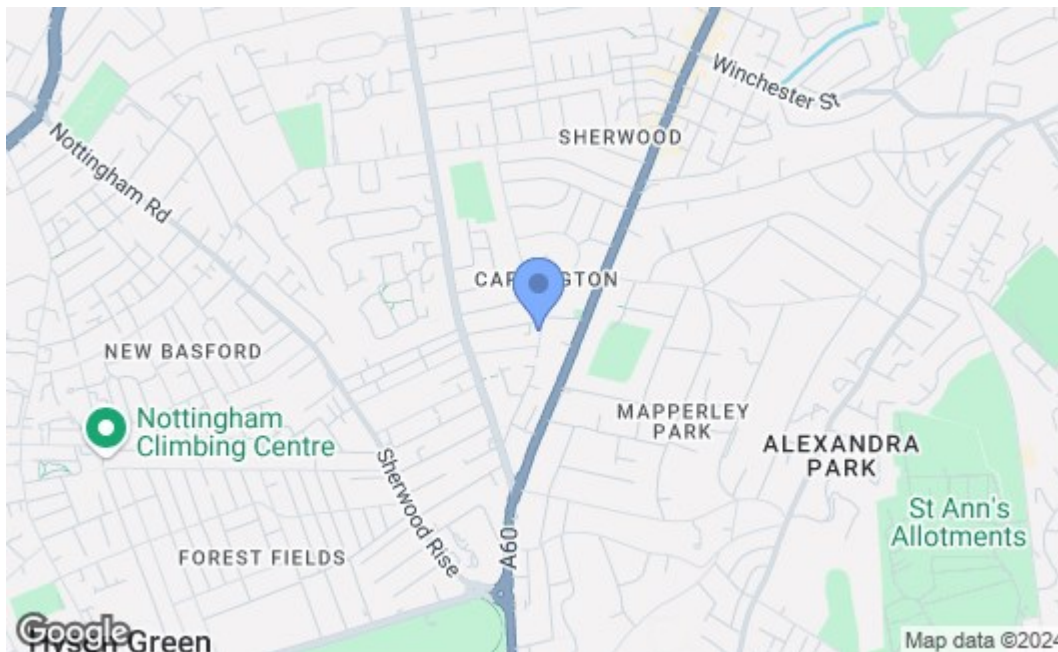
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		71	
(69-80) C			
(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.