



Smiths
your property experts

Watcombe Circus

Nottingham

- No upward chain
- Beautifully maintained Edwardian family home
- Pretty residential setting on a tree-lined parade
- Living space of impressive proportions
- Four double bedrooms and a family bathroom
- Two reception rooms and a kitchen/breakfast room
- Generous grounds with tiered rear gardens
- Walking distance of amenities in Carrington and Sherwood

General Description

Smiths Property Experts offer to the market this beautifully maintained Edwardian family home set on generous grounds in a pretty residential setting on a tree-lined parade. The property offers living space of impressive proportions and represents excellent value for money. The property is marketed with no upward chain.

The Location

Carrington is a well-regarded small suburb bordering Sherwood and Mapperley Park. Access to the city centre is excellent via public transport, and the beautiful wider Sherwood Forest is easily accessible by car. There are excellent local nursery and schooling options and many local amenities within walking distance.





The Property

The main house is a fine example of an Edwardian family home with high ceilings, elaborate plasterwork and joinery, and a beautiful entrance hall with a Minton tiled floor. The property has been fully rewired and has had a brand-new roof constructed with a loft conversion in mind.

Offered in excellent condition but requiring light modernisation, the house would also benefit from installing gas central heating. In brief, the living accommodation extends to approximately 1,650 square feet over two floors.

The layout comprises an enclosed porch, a beautiful entrance hall, a bay-fronted dining room, a formal sitting room, a kitchen/breakfast room, and a boot room. There is also a WC downstairs. The spacious first-floor landing leads to four large double bedrooms, a family bathroom, a WC, and an airing cupboard. The landing also has space for stairs to be added to the loft to create a fifth bedroom should the eventual purchaser wish.



The Outside

Set back from the road behind a walled front garden, there is a wide access to the right-hand side. To the rear are large private gardens laid over three tiers and full of potential.



Property Information

Awaiting EPC.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Nottingham City Council.

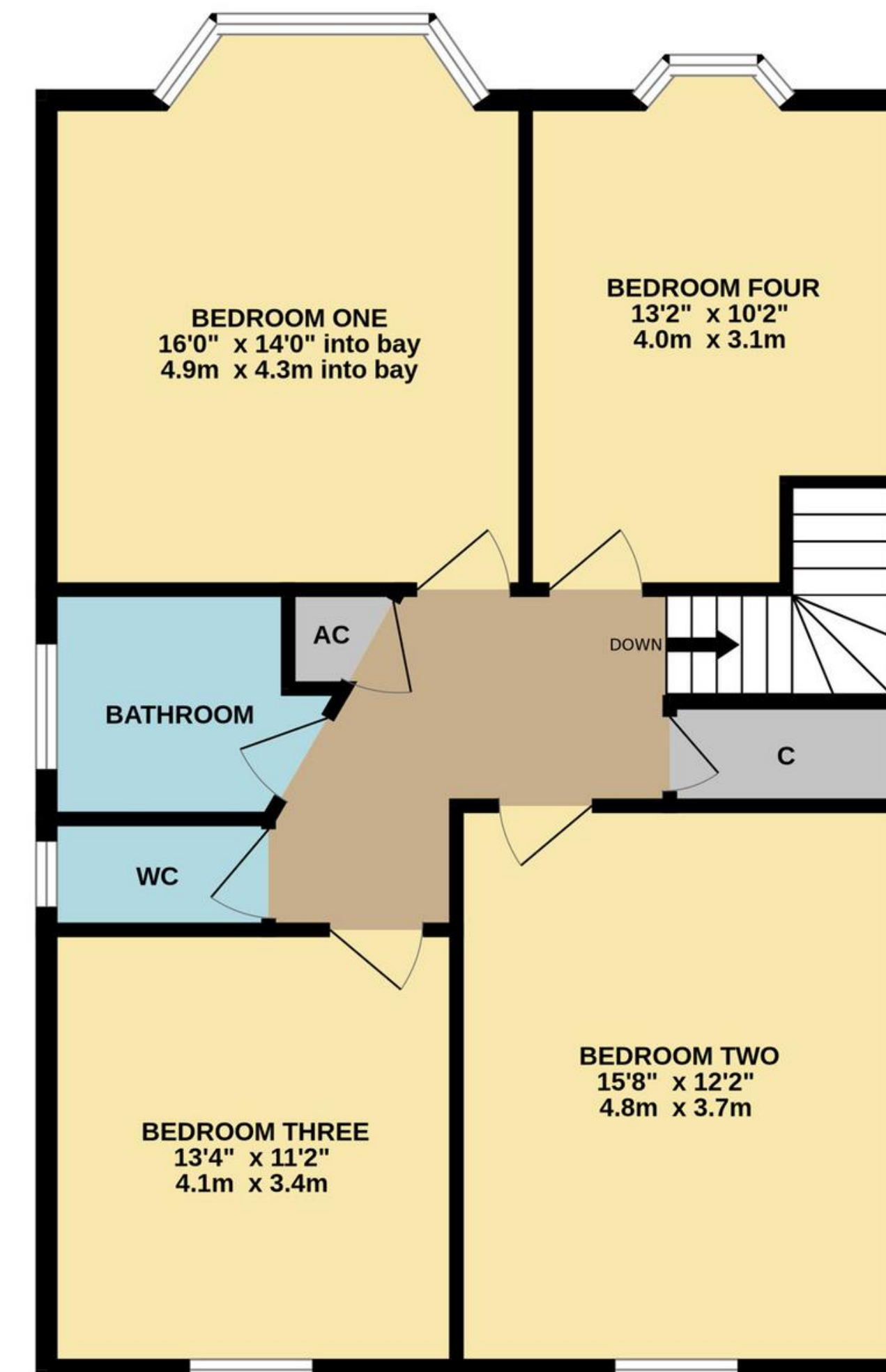
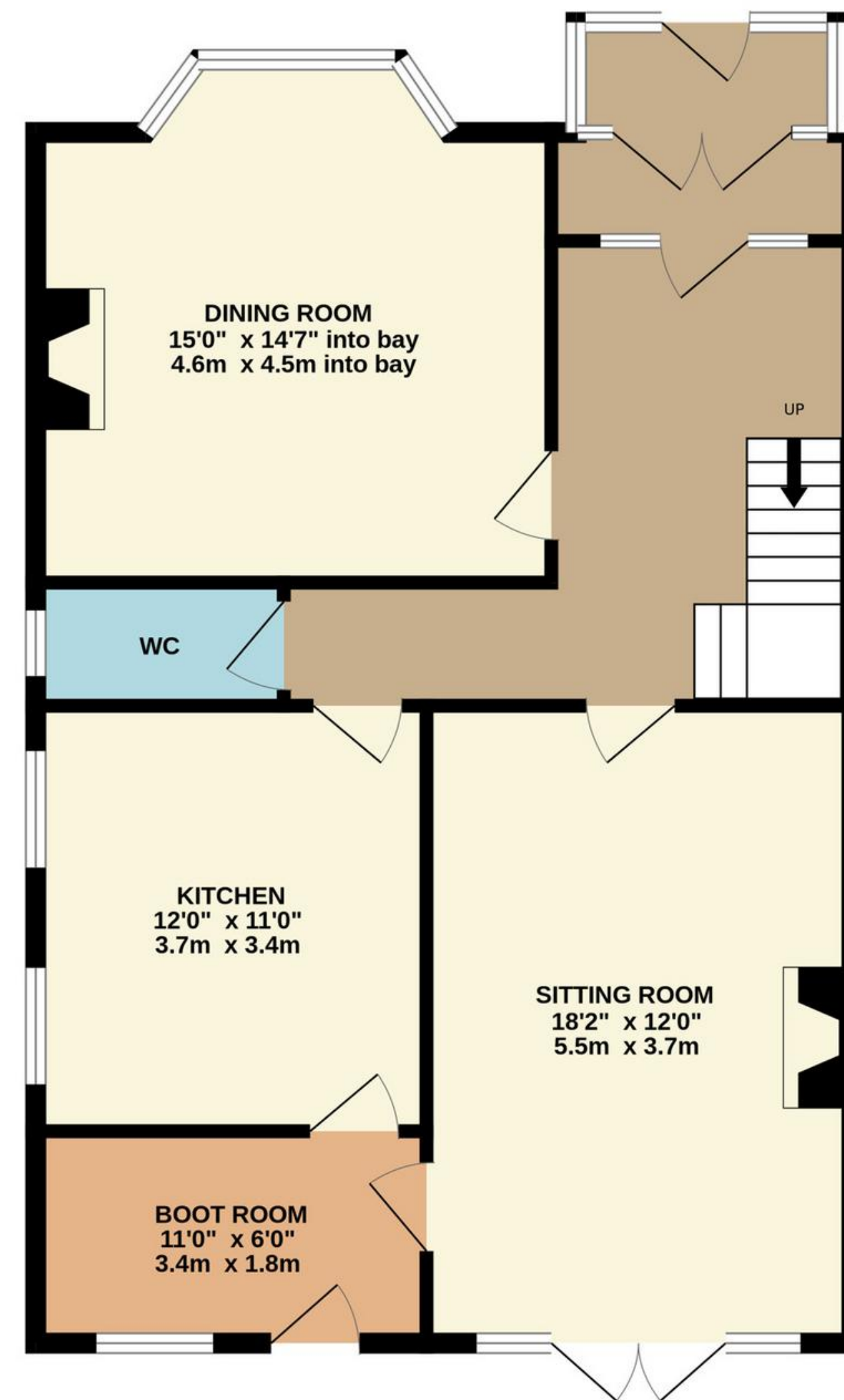
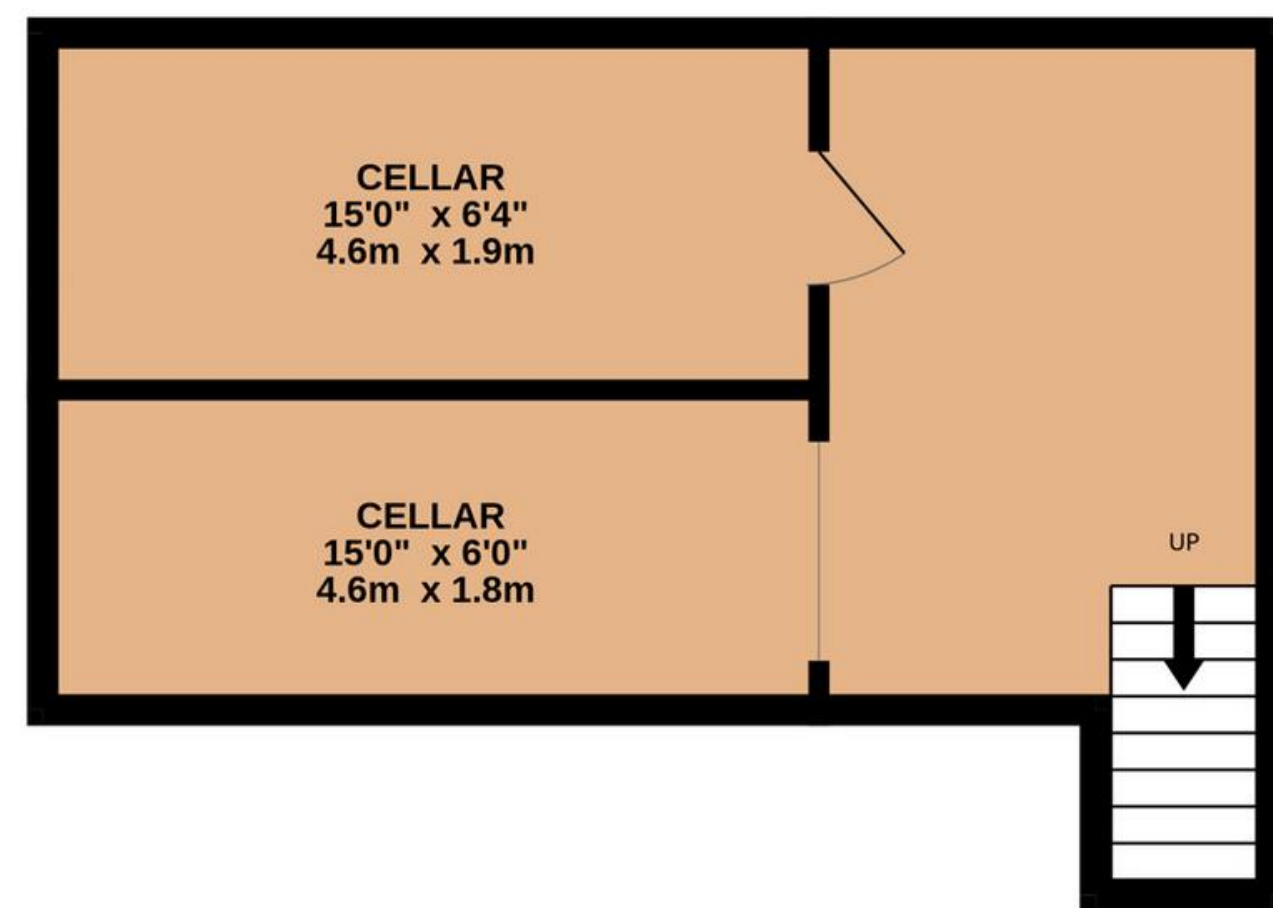
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Smiths Property Experts

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TOTAL FLOOR AREA : 1918 sq.ft. (178.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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