



21 Primrose Street, Carlton, NG4 3AL
Offers Around £170,000

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21 Primrose Street Carlton, NG4 3AL

- Mid terraced house
- Lounge & dining room
- Kitchen with built-in oven and hob
- Two double bedrooms
- Converted basement utility
- Lawend rear garden

GREAT FIRST TIME BUY!! A lovely mid-terraced house with two double bedrooms, a good-sized lawned rear garden and a useful converted basement utility room/potential home office. Great location for local shopping facilities including a Tesco Supermarket close-by!

Offers Around £170,000



Overview

A covered front veranda/storm porch with front entrance door leads in to the lounge, with wood-style laminate flooring, separate rear dining room with feature decorative cast iron fireplace and kitchen with grey gloss units and integrated brushed steel oven and hob. Beneath the kitchen and accessed from the rear garden is the converted utility room which has plumbing, sink with running water, further under-floor access and could easily be converted into a home office/work space as an alternative. On the first floor there are two double bedrooms and good good-sized bathroom and the property also has UPVC double glazing and gas central heating with a Baxi combination gas boiler.

Lounge

With UPVC double-glazed front window and UPVC entrance door, wood style laminate flooring, radiator and under-stair cupboard.



Dining Room

Tiled decorative fireplace with cast iron fire and Adam-style surround. Radiator, door through to the kitchen and UPVC double-glazed rear door leading out to the steps and down to the rear garden.

Kitchen

A range of wall and base units with doors in a grey gloss finish, with marble effect worktops and inset stainless steel sink unit and drainer. Appliances consist of brushed steel trim electric double oven, four ring electric hob, brushed steel splashback and matching extractor canopy. Wood block effect floor covering, radiator and UPVC double-glazed side and rear windows.

First Floor Landing

With radiator and loft access.

Bedroom 1

UPVC double-glazed front window and radiator.

Bedroom 2

UPVC double glazed rear window and radiator.

Bathroom

Consisting of bath with tile effect shower boarding, glass screen and electric shower. Pedestal washbasin, toilet, half tiling to the remaining walls, grey wood effect floor covering, radiator, UPVC double-glazed rear window and cupboard housing the Baxi combination gas boiler.







Outside

Gated frontage with covered veranda/storm porch. To the rear, steps lead down to the garden which is lawned with a paved seating area to one side and an LED floodlight. A pathway then leads to a plumb slate seating area with raised brick borders containing a selection of plants and shrubs. The garden is enclosed with a concrete post and fence-panelled perimeter and there is shared pedestrian access from the adjoining property. UPVC double-glazed window and door leads into the utility room which has been partially converted and has a worktop with plumbing beneath for a washing machine, a small Belfast-style sink with cold water tap, light, power and door to further under-floor access.

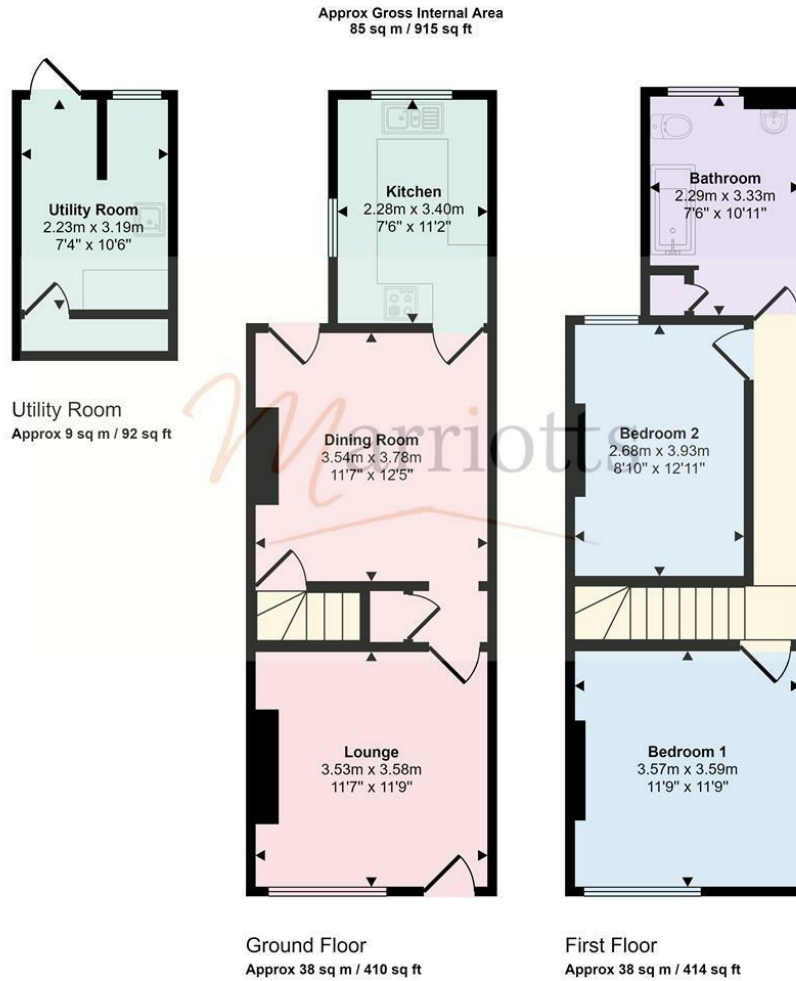
Useful Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band A







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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