



16 Manor Road, Carlton, NG4 3AY  
£220,000

 3  1  2  D

Marriotts







# 16 Manor Road Carlton, NG4 3AY

- Three bedrooms
- Lounge & separate dining room
- Downstairs toilet
- Bathroom with mains shower
- Conservatory
- Kitchen with appliances

A modern semi-detached house just a short distance from Carlton Square, Tesco supermarket and Netherfield train station is just a few minutes walk! Great sized lounge and dining room, downstairs toilet and kitchen in gloss white with brand new oven & hob. Three bedrooms and bathroom and a double glazed conservatory! For sale with NO UPWARD CHAIN!!



£220,000



## Entrance Hall

With UPVC double-glazed front door, radiator, stairs to the first floor landing and door through to the lounge.

## Lounge

Marble style fireplace with marble hearth, surround and coal-effect electric fire. Double-glazed oriel bay window to the front, radiator, two wall light points and a large opening through to the dining room.

## Dining Room

Radiator, serving hatch from the kitchen and double glazed sliding patio door to the conservatory.

## Conservatory

Being timber framed with double glazed windows, brand new polycarbonate roof and a sliding patio door to the rear garden.

### Side Entrance Lobby

With side door, tiled floor through to the kitchen and a door to the downstairs toilet.

### Downstairs Toilet

With dual flush toilet, wash basin with tiled splashback, wood style floor covering, radiator and double glazed side window.

### Kitchen

A range of units with doors in gloss white, with granite effect worktops and inset stainless steel sink unit and drainer and tiled splashbacks. Appliances consist of brand new brushed steel trim electric oven and four-ring ceramic halogen hob, (yet to be installed). Double-glazed rear window and cupboard housing the Main combination gas boiler.

### First Floor Landing

A spacious landing with loft access.

### Bedroom 1

With a double-glazed rear window, radiator and a fitted five-door wardrobe.

### Bedroom 2

Double-glazed front window and radiator.

### Bedroom 3

Double-glazed front window and radiator.

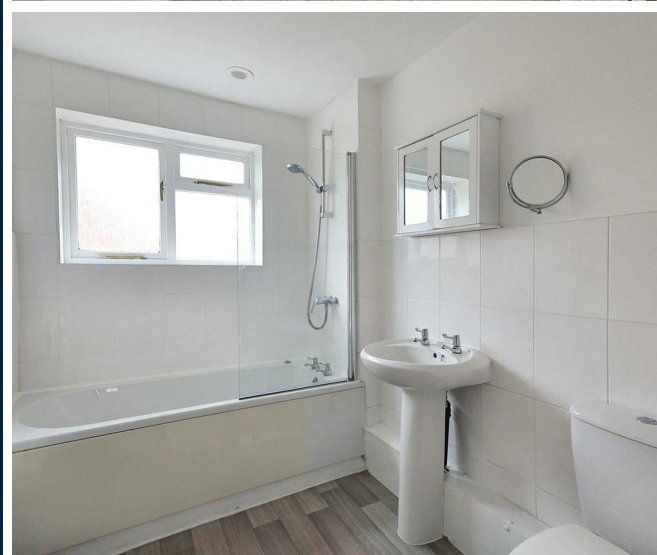
### Bathroom

A white suite with grey wood-style floor covering. The suite consists of a bath with full-height tiled surround and chrome mains shower with glass screen, pedestal wash basin and dual flush toilet with half tiled walls. Extractor fan, radiator and double-glazed rear window.

### Outside

To the front of the property, there is block paved parking for two cars with side gated access. To the side there is an outside tap with a path leading to the rear lawned garden with paved patio, garden shed and enclosed with a fenced perimeter.

### Material Information











TENURE: Freehold  
 COUNCIL TAX: GBC - Band B  
 PROPERTY CONSTRUCTION: cavity brick  
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
 FLOOD RISK: very low  
 ASBESTOS PRESENT: n/k  
 ANY KNOWN EXTERNAL FACTORS: n/k  
 LOCATION OF BOILER: kitchen  
 UTILITIES - mains gas, electric, water and sewerage.  
 MAINS GAS PROVIDER:  
 MAINS ELECTRICITY PROVIDER:  
 MAINS WATER PROVIDER: Severn Trent  
 MAINS SEWERAGE PROVIDER: Severn Trent  
 WATER METER: n/k  
 BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
 ELECTRIC CAR CHARGING POINT: not available.  
 ACCESS AND SAFETY INFORMATION: level front and rear access

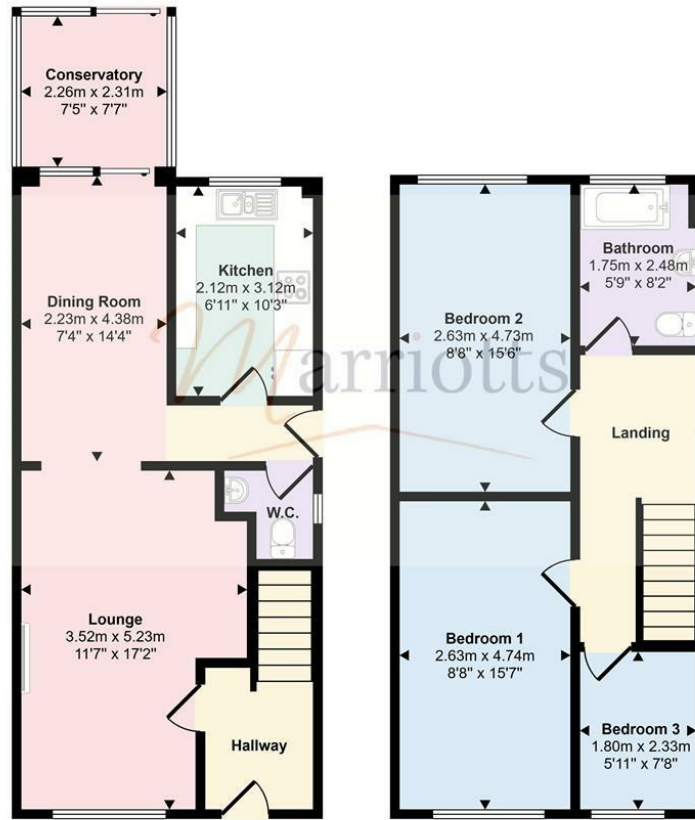








Approx Gross Internal Area  
93 sq m / 998 sq ft



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>75</b>
<b>England &amp; Wales</b>		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.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.**Marriotts**.net

