

Milner Road

Carrington
Nottingham
NG5 2ES

Asking Price Of £485,000



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0115 841 1155



- Well Presented Detached Home with far reaching roof top views
- Dining Kitchen with Classic Units & Appliances
- Spanning Four Floors
- Plethora of Basement/Eaves Storage
- Five Bedrooms
- Beautifully Established Garden
- Two Bath/Shower Rooms
- Many Features
- Three Reception Rooms
- EPC Rating E
- Boasting over 2,500 Sqft of space including basement

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 fhp.living
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Key Features

Situated with easy access to Sherwood's shopping area, occupying a commanding position offering far reaching roof top views to the rear, an opportunity to acquire a delightful detached property with the accommodation creatively arranged over three floors, plus the addition of basement rooms.

Affording many features which will appeal to the discerning purchaser, this well presented home briefly comprises; porch with tiled entrance hall, lounge with bay window and ornamental feature fireplace incorporating log burner, dining room, dining kitchen fitted with a classic range of units and appliances and sitting room with feature fireplace and access to a decked balcony with balustrade offering a very pleasant outlook, original wooden floorboards throughout in keeping with the character of the property.

Whilst to the upper floors, five bedrooms (two of which have fitted wardrobes), four piece family bathroom and a guest en-suite.

In addition there are established gardens with a range of bushes, mature trees, shrubs and lawn. Viewing is highly recommended.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.



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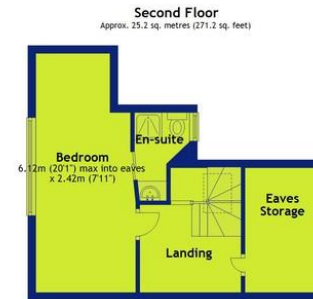
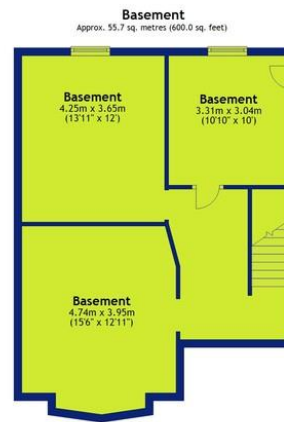


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Total area: approx. 243.7 sq. metres (2622.8 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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