

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 6 NAIRN MEWS, CARLTON

NOTTINGHAM, NG4 1BE

OFFERS OVER £170,000



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Three Bedrooms | Spacious Living Room | Council Tax Band A | Close to Local Amenities | Garage |

Welcome to this charming three-bedroom mid-terrace residence located in Nairn Mews, Carlton, presenting an ideal opportunity for first-time buyers and families seeking a delightful community atmosphere.

This well presented home is a perfect blend of comfort and convenience, promising a high-quality living experience. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. The ground floor boasts a generously sized living room, filled with natural light, creating a warm and inviting space for relaxation and family time.

Adjacent to the living room is the dining area, complete with patio doors that open out to a serene rear garden, offering an idyllic outdoor space for alfresco dining or a safe play area for children. The modern kitchen is equipped with all the essentials, making it a delight for those who love to cook and entertain.

Upstairs, the property hosts three well-appointed bedrooms, each offering a peaceful retreat after a long day. These are complemented by a contemporary three-piece bathroom suite, ensuring the morning routine is as smooth as it is stylish.

Outside, the property is further enhanced by its attractive front garden, which adds to the kerb appeal, and a single garage located at the rear, providing convenient off-street parking.

Situated just a stone's throw from the bustling Carlton Hill, residents will benefit from an array of local amenities including shops, charming local eateries, and excellent transport links into Nottingham City Centre, all while enjoying the peacefulness of Nairn Mews.

This delightful property ticks all the boxes for a family home or a first venture onto the property ladder. Don't miss the opportunity to make it yours.

## Entrance Hallway

### Living Room

12'3" x 14'5" (3.74 x 4.41)

### Dining Room

10'0" x 7'11" (3.07 x 2.43)

### Kitchen

10'2" x 6'11" (3.1 x 2.13)

### First Floor Landing

#### Bedroom One

12'7" x 9'4" (3.85 x 2.85)

#### Bedroom Two

12'1" x 7'11" (3.7 x 2.43)

#### Bedroom Three

6'10" x 5'8" (2.09 x 1.75)

### Bathroom

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band A

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

**Agents Disclaimer:** Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

**Purchaser information** -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

**Third Party Referral Arrangements** – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



## Hybrid Map



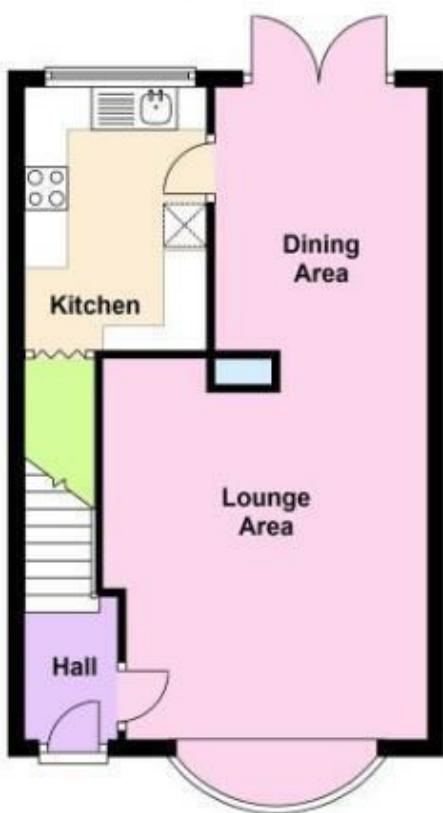
## Terrain Map



## Floor Plan

### Ground Floor

Approx. 37.4 sq. metres (403.1 sq. feet)



### First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)

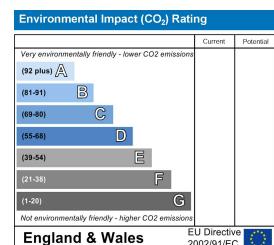
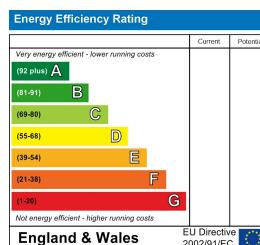


Total area: approx. 74.1 sq. metres (797.2 sq. feet)

## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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