



84 Southcliffe Road, Carlton, NG4 1ES

£240,000



Marriotts



# 84 Southcliffe Road Carlton, NG4 1ES

- Three bedrooms
- Spacious entrance hall
- UPVC double glazed conservatory
- Bathroom & separate toilet
- Through lounge diner
- 6.36m x 3.3m detached garage

A three-bedroom detached house with a UPVC double glazed conservatory and a large 6.36m x 3.3m detached garage! The property is in need of general modernisation but offers great scope to turn this in to a lovely family home. Additionally, the property benefits from a new WorcesterBosch combination boiler installed in January 2025 and new radiators throughout. Spacious entrance hallway, through lounge diner leading through to the conservatory and a breakfast kitchen with walk-in pantry. Upstairs there are three bedrooms, bathroom and a separate toilet. For sale with NO UPWARD CHAIN!

£240,000



## Entrance Hall

A spacious hallway with a double-glazed composite front entrance door, radiator, stairs to the first-floor landing with an under-stair cupboard housing the smart meters, doors to the kitchen and lounge diner.

## Lounge Diner

With a double-glazed bow window to the front, two radiators, two ceiling light points and two wall light points. Stone fireplace, surround and side plinths with Cornish slate hearth and provisions for an electric fire. Double-glazed sliding patio door leads through to the conservatory.

## Conservatory

Being UPVC double glazed with a polycarbonate roof, light, power, tiled floor, and a double-glazed sliding patio door to the rear garden.



### Breakfast Kitchen

A range of wall and base units with marble-effect worktops, stainless steel sink unit and drainer and tiled splashbacks. Gas cooker point, plumbing for a washing machine, walk-in pantry cupboard, rear window, and UPVC double-glazed window and side door.

### First Floor Landing

With loft access and doors to all first floor rooms.

### Bedroom 1

With a double-glazed front window and radiator, built-in double wardrobes on either side of a central dressing table with lighting and over-head storage.

### Bedroom 2

UPVC double-glazed rear window and radiator.

### Bedroom 3

Double-glazed front window, built-in wardrobe with overhead storage and separate fitted dressing table.

### Bathroom

Consisting of a bath with a Victorian-style mixer and pedestal wash basin. Half-tiled walls, tiled floor, radiator, and cupboard housing the modern Worcester Bosch combination gas boiler installed in January 2025.

### Outside

There is a paved front garden fronted by mature shrubs, with a tarmac driveway leading to the rear and the detached brick-built garage with an up-and-over door. There is also an outside cold water tap and a brick archway with a wrought iron gate leading to the rear garden. The rear garden is majority crazy paved, with a step up to a paved patio/seating area and corner raised bed with mature shrubs.

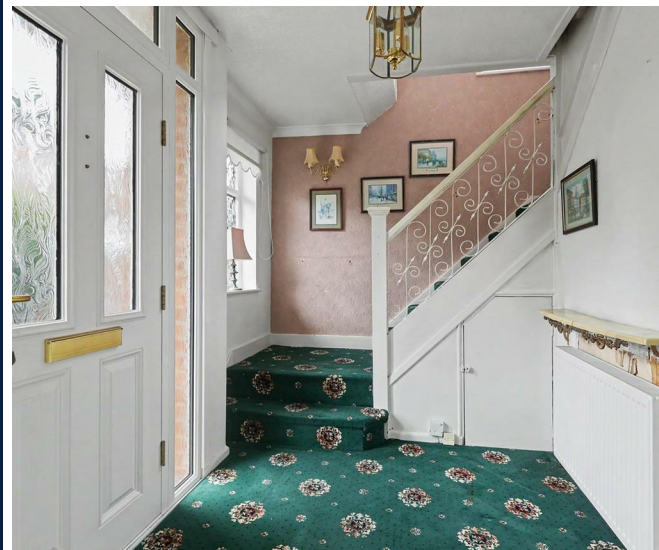
### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C

PROPERTY CONSTRUCTION: Solid brick

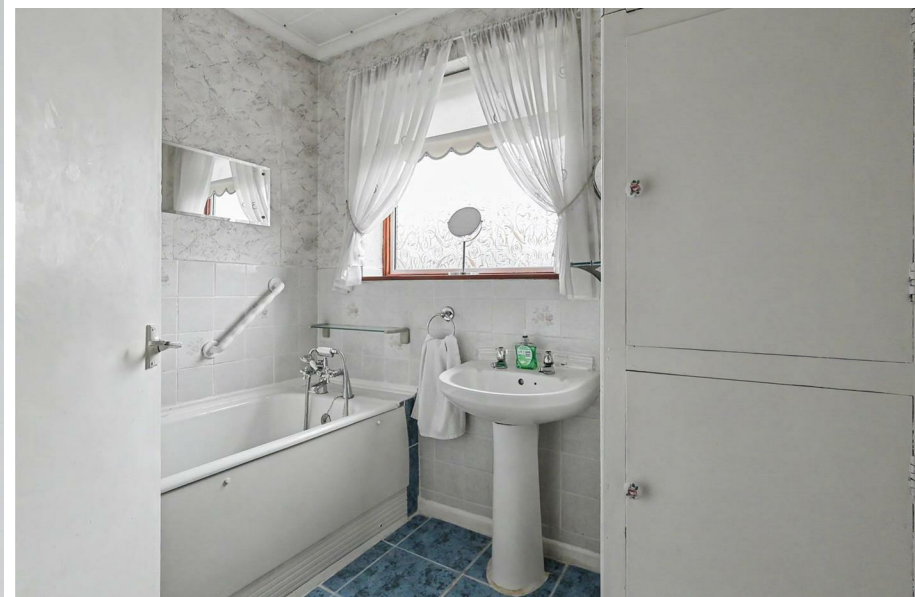
ANY RIGHTS OF WAY AFFECTING PROPERTY: no



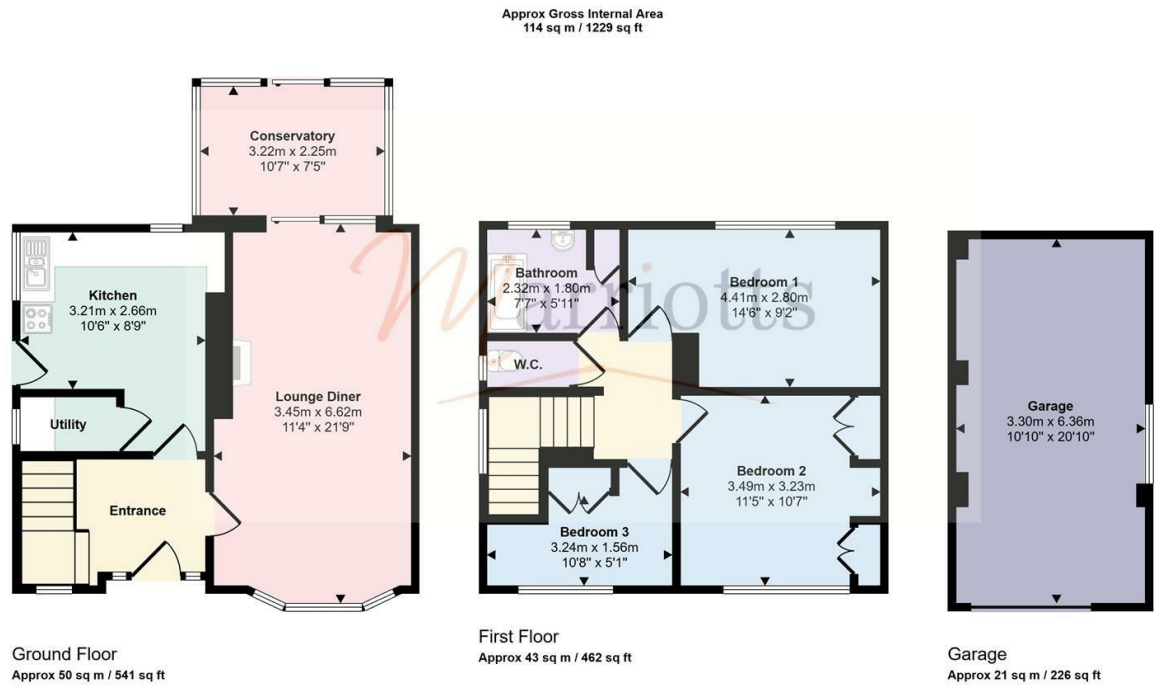




**CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:** no  
**FLOOD RISK:** very low  
**ASBESTOS PRESENT:** n/k  
**ANY KNOWN EXTERNAL FACTORS:** n/k  
**LOCATION OF BOILER:** bathroom  
**UTILITIES - mains gas, electric, water and sewerage.**  
**MAINS GAS PROVIDER:** Smart Meter  
**MAINS ELECTRICITY PROVIDER:** Smart Meter  
**MAINS WATER PROVIDER:** Severn Trent  
**MAINS SEWERAGE PROVIDER:** Severn Trent  
**WATER METER:** No  
**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 access







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>		<b>73</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.
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