Robert Ellis

look no further...

Burnham Street
Carrington, Nottingham NG5 2FD

Offers In The Region Of £270,000 Freehold

0115 648 5485

/robertellisestateagent @robertellisea

Robert Ellis Estate Agents are delighted to offer for sale this spacious four-bedroom mid-terrace home, offering generous accommodation arranged across three floors and situated in the popular Carrington area of Nottingham.

The ground floor offers plenty of living space, with two separate reception rooms providing flexibility for both relaxing and dining, alongside a fitted kitchen. The property also benefits from a cellar, providing useful additional storage.

To the first floor are two well-proportioned bedrooms together with the family bathroom. The second floor provides a further two double bedrooms, both of which now benefit from their own WC facilities, adding extra practicality to the accommodation.

Outside, there is on road parking, while the rear offers an enclosed garden providing a private outdoor space.

The property is ideally located within walking distance of Sherwood High Street, where there is a wide variety of independent shops, cafés, restaurants, bars and everyday amenities. Mansfield Road provides regular transport links into Nottingham City Centre and surrounding areas, while the Forest Recreation Ground is also close by, offering plenty of open green space.

With gas central heating, double glazing and plenty of space throughout, this is a fantastic opportunity for a range of buyers.

Offered for sale with NO UPWARD CHAIN, an early viewing is highly recommended.

Lounge
12'11" x 14'2" approx (3.96m x 4.34m approx)
Wooden entrance door to the front elevation, original coving to the ceiling, wooden flooring, wall mounted radiator, UPVC double glazed bay window to the front elevation, opening through to the dining room.

Dining Room
15'1" x 12'11" approx (4.60m x 3.96m approx)
Wooden flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, door to cellar, exposed brick chimney breast, coving to the ceiling, staircase leading to the first floor landing, opening through to the kitchen.

Cellar

Kitchen
8'7" x 12'0" approx (2.62m x 3.66m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap, space and plumbing for a washing machine, oven with four ring gas hob over and extractor hood above, tiled splashbacks, space and point for a fridge freezer, wall mounted radiator, tiling to the floor, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation.

First Floor Landing
Wooden flooring, staircase leading to the second floor landing, wall mounted radiator, doors leading off to:

Bedroom Three
12'5" x 13'6" approx (3.81m x 4.14m approx)
UPVC double glazed window to the front elevation, coving to the ceiling, built-in wardrobe, wall mounted radiator, wooden flooring.

Bathroom
9'8" x 6'0" approx (2.95m x 1.85m approx)
UPVC double glazed window to the rear elevation, tiled flooring, panelled bath with electric shower over, tiled splashbacks, WC, handwash basin with mixer tap, wall mounted radiator.

Bedroom Four
9'1" x 7'10" approx (2.77m x 2.41m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, wooden flooring.

Second Floor Landing
Wooden flooring, loft access hatch, doors leading off to:

Bedroom Two
12'2" x 12'2" approx (3.71m x 3.71m approx)
UPVC double glazed window to the front elevation, wooden flooring, wall mounted radiator, door leading to the en-suite WC.

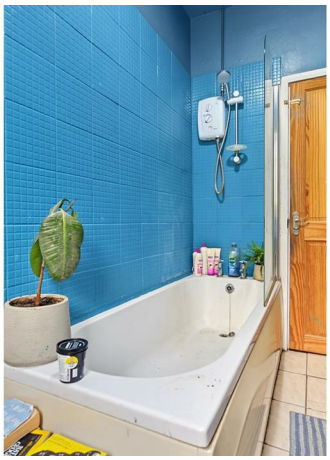
En-Suite WC
WC, handwash basin with mixer tap, wooden flooring.

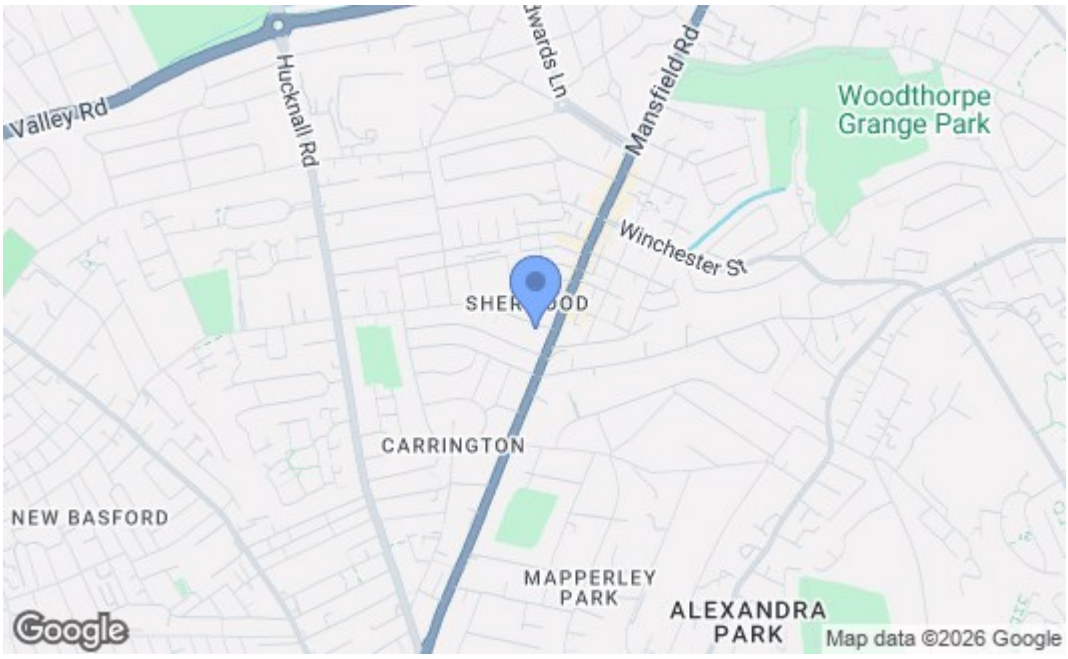
Bedroom One
13'5" x 12'2" approx (4.11m x 3.73m approx)
UPVC double glazed window to the rear elevation, storage cupboard, wooden flooring, wall mounted radiator, door leading through to the en-suite WC.

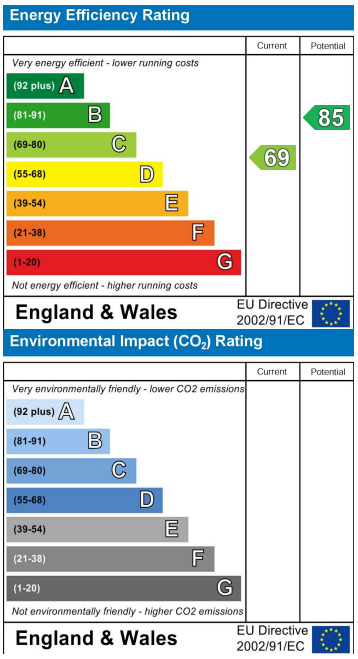
En-Suite WC
WC, handwash basin with mixer tap, wooden flooring.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn, paved patio area, fencing to the boundaries, gated access, outdoor water tap.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk

0115 648 5485