



Sherbrooke Road, Carrington  
Nottingham, Nottinghamshire, NG5 2BE



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2BE

£190,000

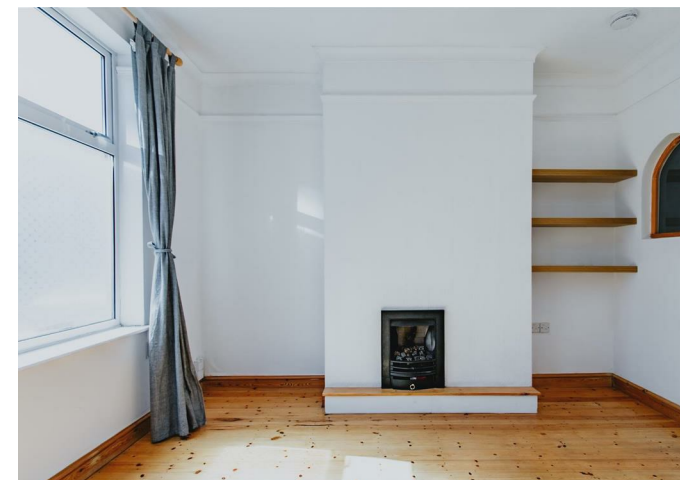
Offered to the market is this well presented, spacious, three storey, mid terraced is situated in a sought after area with good bus links into the Town. Accommodation comprising: Living Room, Kitchen Diner, Cellar, Two Bedrooms and Family Bathroom to the first floor , Bedroom Three with Dressing Area to the second floor and Rear Garden. EPC Rating - D. Council Tax Band - A. Freehold. No Upward Chain. Total Floor Area 103sqm.

Entrance

Lounge

12'1"x 12'1"

3.68m x 3.68m Open gas fire, radiator, built in shelving, exposed floor boards, part glazed door and double glazed window to the front.



### Kitchen/Breakfast Room

12'1"x 11'11"

3.68m x 3.63m Wall and base units with work surfaces, electric oven and hob, washing machine point, enclose combination boiler, cellar access. Door to rear and double glazed window to the rear.

### cellar

15'3"x 13'0"

4.65m x 3.96m With power and light.

### First Floor Landing

Under stairs storage and stairs to 2nd floor.

### Bedroom 1

14'4"x 12'1"

4.37m x 3.68m Radiator and double glazed window to the front.

### Bedroom 2

12'6"x 8'6"

3.81m x 2.59m Radiator and UPVC double glazed window to the rear.

### Bathroom

Mixer tap over panel bath, low level W/C, wash hand basin, tiled splash backs, radiator and UPVC double glazed window to the rear.

### Bedroom 3 Second Floor

29'0"x 12'6"

8.84m x 3.81m Cast iron feature fire place, radiator, exposed brick walls, Exposed floorboards, storage area with access to loft storage space, wood framed double glazed window to the front and velux style window to the rear.

### Outside

There is a secure side gate that gives access to the rear. The rear of the property there are patio and lawn areas with flower and shrub boarders, light and tap.

### Agents Note

This property has mains gas central heating. Mains drains, water and electric.

This property has been previously rented out and as of the date of marketing has a gas safety certificate and electric report

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

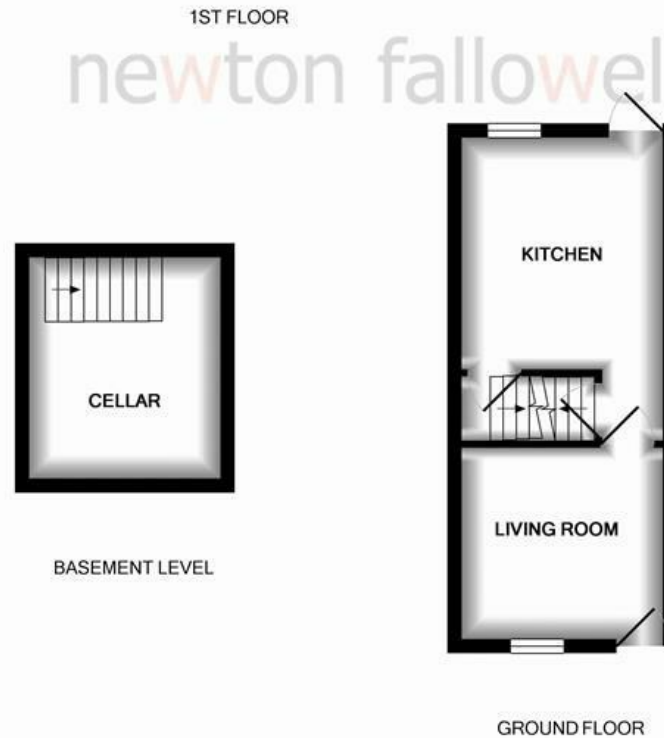
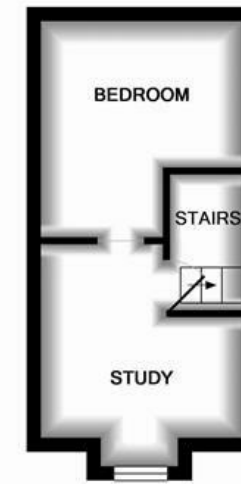
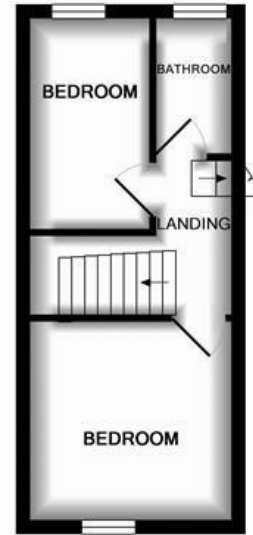
### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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