

Robert Ellis

look no further...



Ferry Lodge
Carlton, Nottingham NG4 1DT

A GROUND FLOOR TWO BEDROOM
MAISONETTE FOR SALE

£95,000 Leasehold

0115 648 5485



/robertellisestateagent



@robertellisea



Robert Ellis Estate Agents are delighted to present two-bedroom ground floor maisonette, ideally situated in the popular residential area of Carlton. Offering generous living accommodation, a private rear garden and an excellent location, this property is an ideal purchase for first-time buyers, downsizers or investors alike.

The accommodation comprises an entrance hallway leading to a spacious lounge with French doors opening directly onto the enclosed rear garden, creating the perfect space for relaxing or entertaining. The fitted kitchen offers a range of wall and base units with ample worktop space and room for appliances, making it practical for everyday living.

There are two well-proportioned bedrooms, both benefiting from plenty of natural light, together with a bathroom fitted with a three-piece suite. The property offers well-balanced accommodation throughout and provides an excellent opportunity for buyers to move straight in while adding their own personal touch over time.

Outside, the maisonette enjoys the added benefit of a private enclosed rear garden, offering a low-maintenance outdoor space to enjoy throughout the year.

Conveniently positioned close to local shops, schools and excellent transport links, the property provides easy access to Carlton, Netherfield and Nottingham City Centre. Combining space, convenience and fantastic potential, this is a home well worthy of an early viewing.



Entrance Hallway

UPVC door to the side elevation, laminate flooring, doors leading off to:

Bathroom

5'24 x 6'61 approx (1.52m x 1.83m approx)

Bath with separate hot and cold taps, sink with mixer tap, single glazed window to the side elevation, WC, wall mounted radiator.

Bedroom One

10'53 x 8'46 approx (3.05m x 2.44m approx)

Double glazed window to the front elevation, laminate flooring, wall mounted radiator.

Bedroom Two

8'32 x 7'43 approx (2.44m x 2.13m approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator.

Lounge

11'48 x 15'69 approx (3.35m x 4.57m approx)

Laminate flooring, wall mounted radiator, coving to the ceiling, UPVC double glazed French doors to the rear garden.

Kitchen

9'57 x 7'83 approx (2.74m x 2.13m approx)

Vinyl flooring, single glazed window to the rear elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with separate hot and cold taps, wall mounted boiler, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a fridge freezer, space for a cooker.

Rear of Property

To the rear of the property there is an enclosed rear garden with fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 21mbps Superfast 67mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

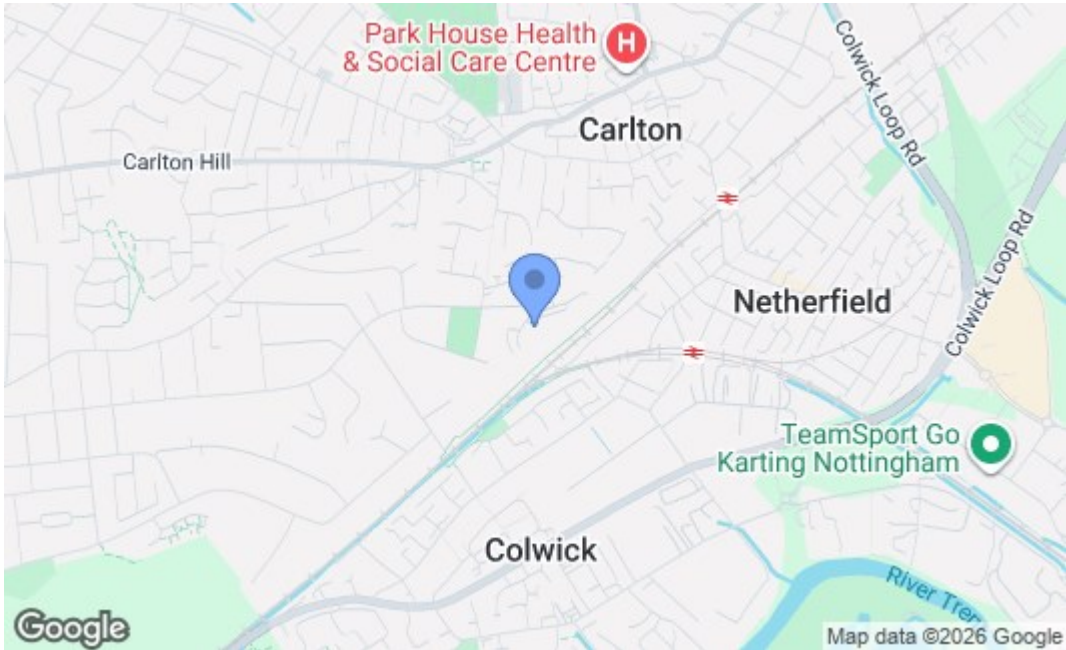
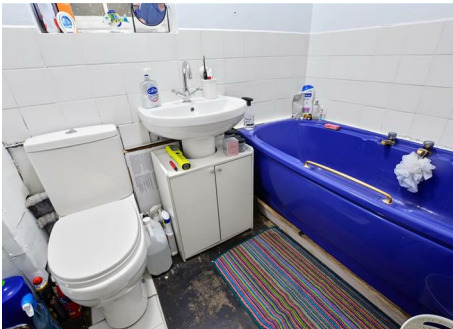
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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		
	69	76
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.