

**Stanhope Avenue
Carrington, Nottingham NG5 1QX**

Guide Price £250,000 Freehold

A THREE DOUBLE BEDROOM MID-TERRACE HOME SITUATED IN CARRINGTON, NOTTINGHAM.



*** GUIDE PRICE £250,000 - £260,000 ***

IMMACULATE! MOVE STRAIGHT IN!

Robert Ellis Estate Agents are delighted to offer to the market for sale this beautiful THREE DOUBLE BEDROOM MID-TERRACE HOME situated in Carrington, Nottingham.

It is ideally located within walking distance of Tesco Express, alongside Sherwood's high street which offers a mixture of restaurants, bars and retail shops. There are transport links on Hucknall Road, allowing access to Nottingham City centre and surrounding areas. The property is also within close proximity to Nottingham City Hospital making it perfect for doctors and nurses!

In brief the property comprises of entrance hall, downstairs WC, three double bedrooms with en-suite to the main bedroom, kitchen, lounge/diner and a garage.

Eternally the home offers a driveway for one car which gives access to the integral garage. There is also a communal green opposite the front of the home making it perfect for families with children and pets!

DO NOT MISS OUT! CALL US TODAY TO ARRANGE YOUR VIEWING!



Entrance Hallway

UPVC double glazed entrance door to the front elevation. Laminate flooring. Wall mounted radiator. Staircase to the First Floor Landing. Internal doors leading into Bedroom 2, Ground Floor WC and Garage

Bedroom 2

9'3" x 8'1" approx (2.82 x 2.47 approx)

Double glazed window to the rear elevation. Wall mounted radiator

Ground Floor WC

5'7" x 2'7" approx (1.72 x 0.81 approx)

Tiled splashbacks. Wall mounted radiator. Sink with hot and cold taps. WC. Extractor fan

First Floor Landing

8'3" x 9'4" approx (2.52 x 2.87 approx)

Carpeted flooring. Staircase to the Second Floor Landing. Internal doors leading into Lounge Diner and Kitchen

Lounge Diner

11'4" x 19'9" approx (3.47 x 6.04 approx)

Double glazed French door leading to the Juliet balcony. Double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator.

Kitchen

Double glazed window to the rear elevation. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Double sink and drainer unit with dual heat tap. Integrated electric oven with 4 ring gas hob above. Extractor hood. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Built-in cupboard housing boiler

Second Floor Landing

Carpeted flooring. Loft access hatch. Airing cupboard housing the water tank. Internal doors leading into Bedroom , 3 and Family Bathroom

Bedroom 1

10'9" x 10'2" approx (3.29 x 3.12 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in wardrobes. Internal door leading to En-Suite

En-Suite

Double glazed window to the rear elevation. Linoleum

flooring. Tiled splashbacks. Wall mounted towel radiator. Tiled splashbacks. 3 piece suite comprising of a walk-in shower enclosure with mains fed shower unit above and vanity hand wash basin with dual heat tap and storage cupboard below

Bedroom 3

7'6" x 9'2" approx (2.29 x 2.81 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in wardrobes

Family Bathroom

Double glazed window to the rear elevation. Linoleum flooring. Wall mounted towel radiator. Tiled splashbacks. 4 piece suite comprising of a bath with hot and cold taps, walk-in shower enclosure with mains fed shower unit above, hand wash basin with dual heat tap and WC

Garage

7'10" x 20'6" approx (2.41 x 6.25 approx)

Up and over door entrance door. Wooden rear entrance door

Front of Property

To the front of the property there is a driveway providing off the road parking, laid to lawn area and access into the Garage

Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, laid to lawn area, flowerbeds with brick wall and fencing surrounding

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

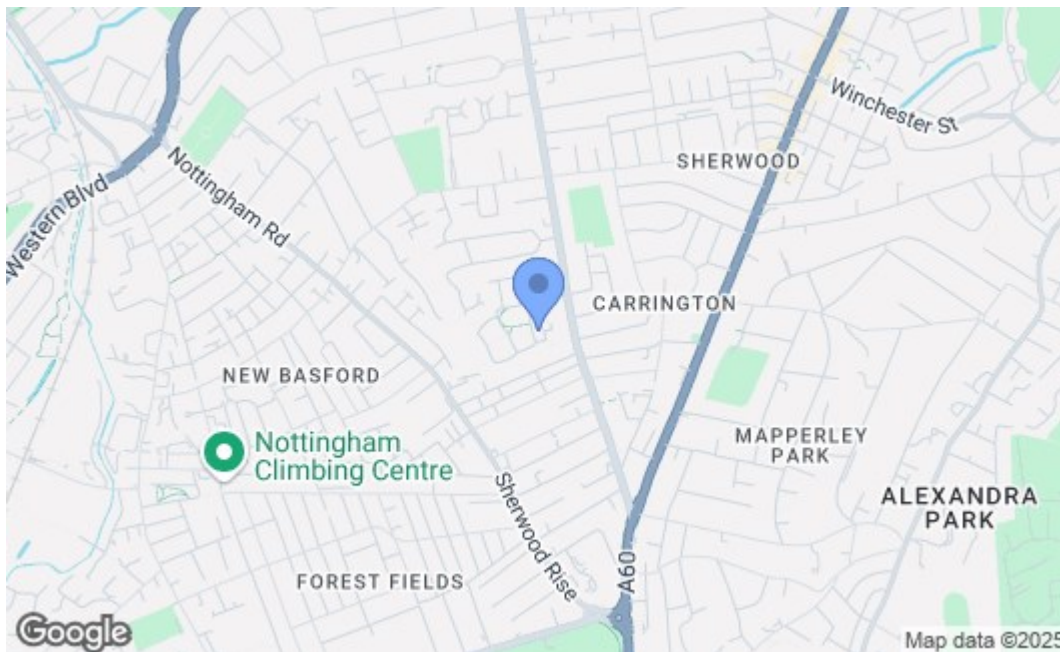
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | 74 | |
| (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 (CO₂) 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.