



Marhill Road,
Carlton, Nottingham
NG4 3AH

£170,000 Freehold



** IDEAL STARTER HOME **

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC TWO DOUBLE BEDROOM, SEMI DETACHED FAMILY HOME situated in the HEART of CARLTON, NOTTINGHAM.

The property is positioned within the desirable location of Carlton, Nottingham. It is only a 10 minute walk to Carlton Hill, a popular location for families as it offers local amenities, shops and restaurants. King George V Recreation Ground is also located to the rear of the property, providing picturesque views of Carlton and surrounding areas. Alongside this, it offers easily accessible transport links into Nottingham City centre and surrounding villages/towns.

Upon entry, you are welcomed into the hallway which allows access to the kitchen diner with fitted units and lounge, featuring sliding doors that open onto the patio of the enclosed rear garden. The rear garden also has access via the side gate and offers shrubbery/flower beds with path, alongside space for a shed.

Stairs lead to landing, first double bedroom, second double bedroom and family bathroom with walk in shower/bath.

The front of the home offers a gated driveway for two cars, alongside a low maintenance front garden which is stoned with shrubbery.

A viewing is HIGHLY RECOMMENDED to appreciate this GREAT OPPORTUNITY- Contact the office now to arrange your viewing, before it is too late!



Hallway

6'6" mx 6'3" approx (2m mx 1.93m approx)

Carpeted flooring, wall mounted radiator, understairs storage cupboard, UPVC double glazed opaque window and composite front door.

Lounge

13'9" x 14'4" approx (4.21m x 4.39m approx)

Carpeted flooring, double wall mounted radiator and single wall mounted radiator, aluminium UPVC double glazed sliding doors to the rear garden.

Kitchen Diner

17'7" x 8'7" approx (5.36m x 2.63m approx)

Vinyl flooring, wall mounted radiator, UPVC double glazed windows to the front and side, fitted wall and base units with work surfaces over, stainless steel sink with hot and cold tap, space for a gas cooker, space for a washing machine and wall mounted Ideal combination boiler.

First Floor Landing

13'10" x 8'7" approx (4.22m x 2.63m approx)

Carpeted flooring, UPVC double glazed window, doors to:

Bedroom 1

13'8" x 14'4" approx (4.18m x 4.39m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed windows to the front and side.

Bedroom 2

10'4" x 8'7" approx (3.15m x 2.62m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window.

Bathroom

166m x 211m approx (50.60mm x 64.31mm approx)

Carpeted flooring, wall mounted radiator, low flush w.c., sink with hot and cold tap, partially tiled walls, walk-in shower cubicle with dual heat tap connected to a hand held shower.

Outside

There is a driveway to the front with gated access providing parking for 1-2 cars with a stoned frontage with shrubbery.

At the rear there is gated access to the side, patio area with steps and pathway which leads to the bottom of the garden where there is space for a shed. Shrubby and flowers throughout the garden.

Council Tax

Gedling Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 18mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

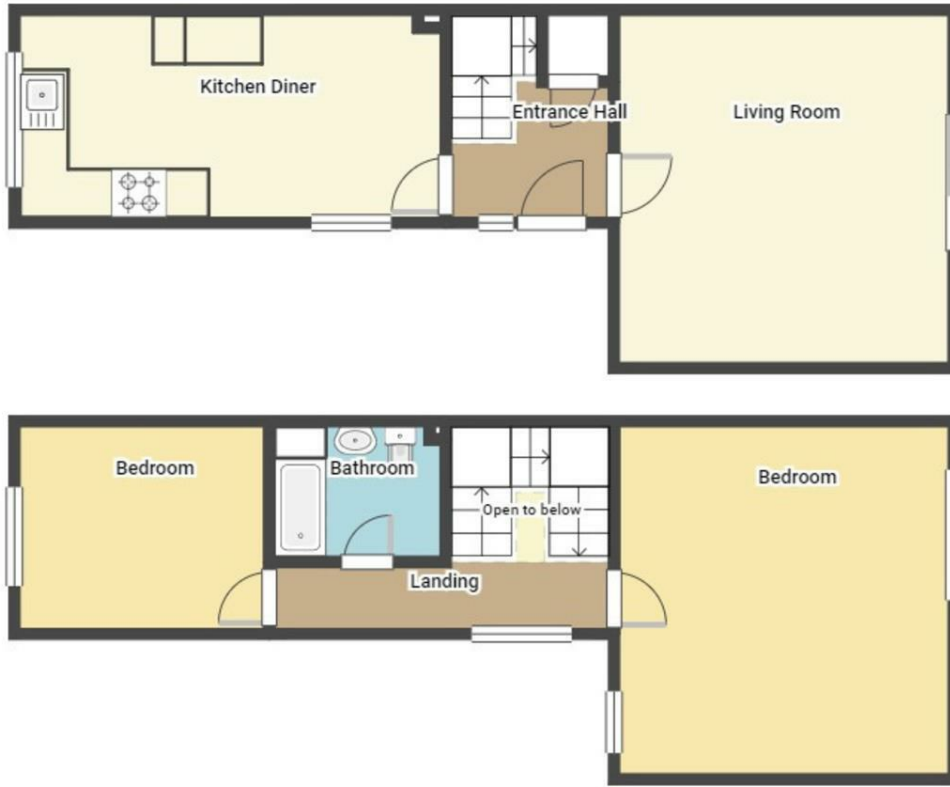
Non-Standard Construction – No

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			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.