# Robert Ellis

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Marhill Road, Carlton, Nottingham NG4 3AH

## £170,000 Freehold

### 0115 648 5485





\*\* 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" × 8'7" approx (5.36m × 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 I

 $13'8" \times 14'4"$  approx (4.18m  $\times$  4.39m approx) Carpeted flooring, wall mounted radiator, UPVC double glazed windows to the front and side.

#### Bedroom 2

10'4"  $\times$  8'7" approx (3.15m  $\times$  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. Shrubbery 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, 02, 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



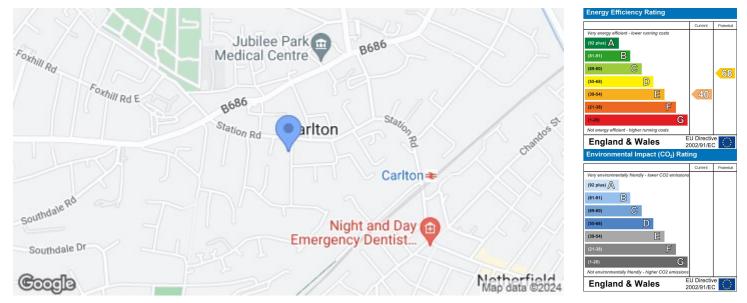


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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning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

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