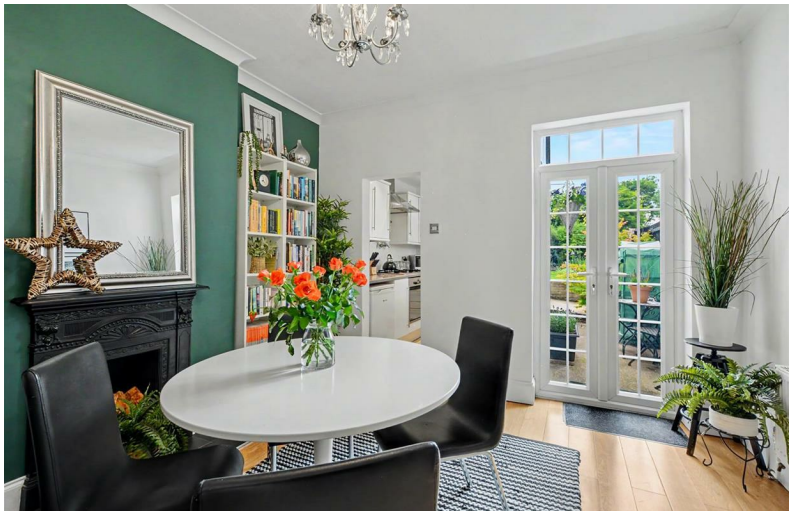
Robert Ellis

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TWO DOUBLE BEDROOMS MID TERRACE PROPERTY

Marhill Road
Carlton, Nottingham NG4 3AH

Asking Price £190,000 Freehold



Robert Ellis are pleased to bring to the market this beautifully presented two double bedroom terraced home situated on Marhill Road, Carlton, Nottingham.

The property offers well-proportioned accommodation throughout and would make an ideal purchase for a range of buyers, including first time buyers, professionals, or those looking for a well-maintained home in a popular and convenient residential location.

To the ground floor, the accommodation comprises a living room positioned to the front of the property, featuring a decorative fireplace, laminate flooring and a modern double glazed composite entrance door. From the living room, an inner lobby provides access to the first floor staircase and through to the dining room.

The dining room is a spacious second reception room with French doors opening out onto the rear garden, creating a bright and pleasant space for both everyday living and entertaining.

The fitted kitchen sits to the rear and includes a range of wall and base units with work surfaces over, stainless steel sink, gas hob, extractor hood, integrated oven, space and plumbing for a washing machine and space for fridge freezer. The wall-mounted gas combination boiler is also located within the kitchen.

To the first floor, there are two double bedrooms. Bedroom one is positioned to the front elevation, while bedroom two overlooks the rear and benefits from built-in storage over the stairs, along with additional built-in wardrobes.

The bathroom is fitted with a panelled bath with electric shower over, pedestal wash hand basin, low level flush WC, tiled walls and floor, UPVC double glazed window and chrome heated towel rail.

Externally, the property has a small frontage with pathway leading to the front entrance door. To the rear, there is an enclosed landscaped garden with a block paved patio area, lawn, further paved patio area to the end of the garden, mature shrubs and trees, fencing to the boundaries and secure gated access.

The property also benefits from gas central heating, double glazing, mains services and Council Tax Band A.





Living Room
12'3 x 12'3 approx (3.73m x 3.73m approx)
Modern double glazed composite door to the front elevation, UPVC double glazed window to the front elevation, coving to the ceiling, recessed spotlights to the ceiling, laminate flooring, wall mounted radiator, panelling style walls, feature decorative fireplace incorporating a cast iron fireplace with stone hearth and inset living flame gas fire, panelled door leading through to the inner lobby.

Inner Lobby
Staircase leading to the first floor landing, recessed spotlights to the ceiling, wall mounted radiator, laminate flooring, panelled door leading through to the dining room.

Dining Room
12'1 x 12'4 approx (3.68m x 3.76m approx)
UPVC double glazed French doors leading out to the enclosed landscaped rear garden, wall mounted radiator, wooden flooring, ceiling light point, coving to the ceiling, panelled door leading to understairs storage, cast iron decorative fireplace, archway leading through to the fitted kitchen.

Fitted Kitchen
8'9 x 6'1 approx (2.67m x 1.85m approx)
A range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, stainless steel gas hob with stainless steel extractor hood above, integrated Hotpoint oven, wall mounted gas central heating gas central heating combination boiler providing hot water and central heating to the property, space and plumbing for a washing machine, space and point for a fridge and freezer, tiling to the floor, tiled splashbacks, under stairs storage with light and shelving.

First Floor Landing
Recessed spotlights to the ceiling, panelled doors leading through too:

Bedroom One
12'2 x 12'03 approx (3.71m x 3.73m approx)
UPVC double glazed window to the front elevation, ceiling light point, coving to the ceiling.

Bedroom Two
12'04 x 12' approx (3.76m x 3.66m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring, built-in storage cupboard over the stairs, additional built-in wardrobes.

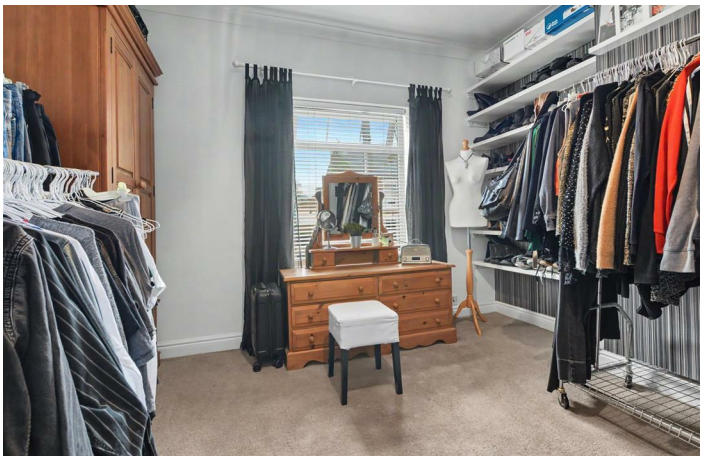
Bathroom
6'07 x 8'10 approx (2.01m x 2.69m approx)
UPVC double glazed window to the rear elevation, panelled bath with electric shower over, pedestal wash hand basin, low level flush WC, tiling to the walls, tiling to the floor, ceiling light point, chrome heated towel rail.

Outside

Front of Property
To the front of the property there is a pathway leading to the front entrance door with walls to the boundaries.

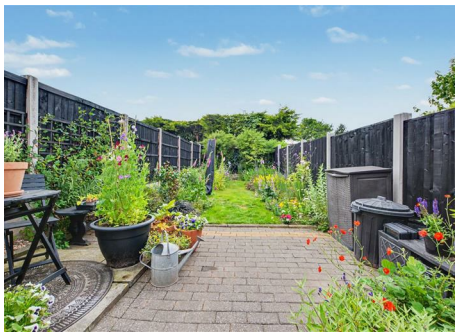
Rear of Property
To the rear of the property there is an enclosed rear garden with block paved patio area, garden laid to lawn with additional paved rear patio area to the end of the garden, mature shrubs and trees planted to the borders, fencing to the boundaries and secure gated access.

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 18mbps Ultrafast 1800mbps
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



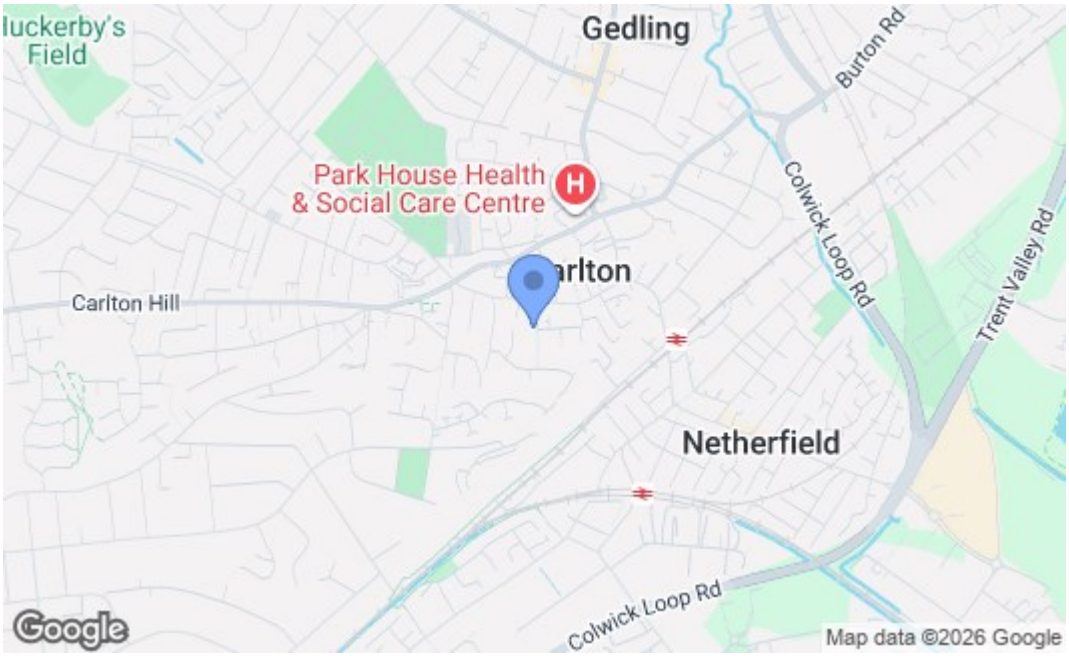


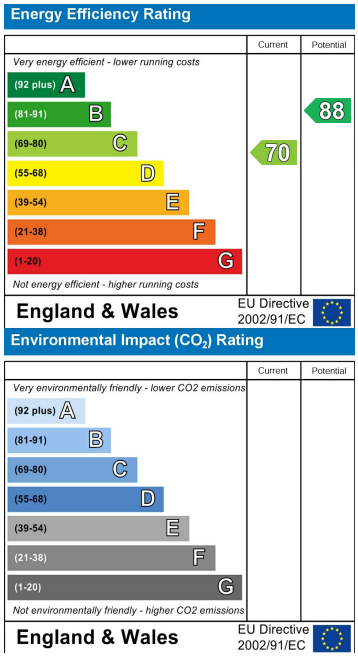












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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