

Guide Price £225,000-£250,000

Gedling Road, Carlton, Nottingham NG4 3EX

EPC Rating E



Period bay fronted house, centrally located for local amenities with public transport on your doorstep. In brief, the entrance hallway has stairs to the first floor, wooden parquet flooring and a door to the bay fronted lounge diner, fitted with shutters to the bay. Featuring a log burning fire, coving and picture rails and fitted with LVT flooring which continues through to the breakfast kitchen room. The kitchen has Shaker style units fitted with wooden work surfaces incorporating a breakfast bar, fitted oven, ceramic hob, integrated fridge, integrated freezer and under counter space for a washing machine. The kitchen has a side door to the garden, under stair storage cupboard and is open plan to a snug area with French doors onto the rear garden. To the first floor are two double bedrooms, with fitted wardrobes and shutters to the master bedroom. Both bedrooms and the landing feature picture rails.

The bathroom has been re fitted with a freestanding bath, separate shower cubicle, concealed WC and two wash hand basins.

Steps to the front lead to the front garden and pathway to the front door. There is side gates access leading to the rear garden which is mostly lawned.

Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

- Freehold
- Council tax band A

ENTRANCE HALL 16' 10" x 2' 11" (5.13m x 0.89m)

LOUNGE/DINER 29' 0" into bay x 12' 3" into recess (8.84m x 3.73m)

KITCHEN/BREAKFAST ROOM 13' 4" x 9' 11" (4.06m x 3.02m)

SNUG 6' 4" x 5' 1" (1.93m x 1.55m)

WC 5' 1" x 2' 11" (1.55m x 0.89m)

BEDROOM ONE 14' 7" to front of wardrobes x 13' (4.44m x 3.96m)

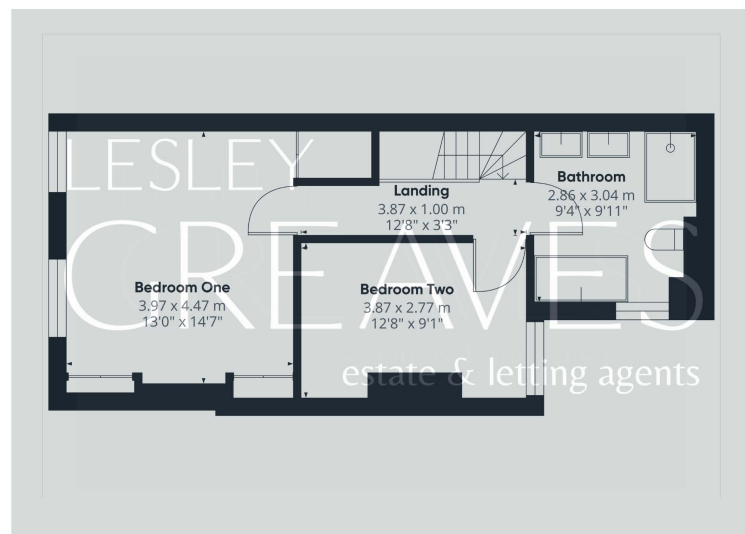
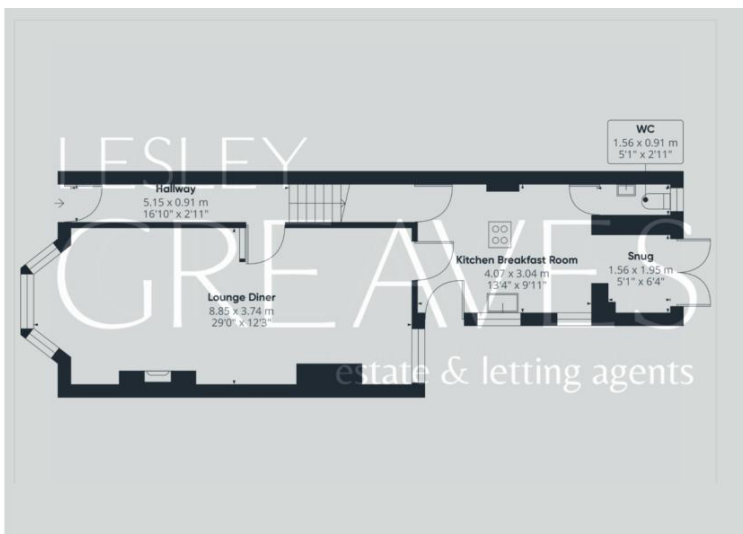
BEDROOM TWO 12' 8" x 9' 1" (3.86m x 2.77m)

BATHROOM 9' 11" x 9' 4" (3.02m x 2.84m)



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COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
sales@lesleygreaves.co.uk
0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Company Registration Number: 5773186 | VAT Number: 917862296