



Guide Price £190,000-£200,000

Brooks Cottages, Carlton, Nottingham NG4 1FW

EPC Rating E



Beautifully presented and well maintained end terrace cottage offered for sale with no upward chain, simplifying the buying process. In brief, the two storey accommodation spans two floors and comprises a wooden cottage style kitchen with cooker, washing machine and fridge freezer, dining room with feature fireplace and under stair storage cupboard, living room, also with a feature fireplace and door onto rear garden. To the first floor are two double bedrooms, both with feature fireplaces; bedroom two with a built in wardrobe/storage cupboard and bedroom one with access to the re-fitted bathroom, with shower over the bath. To the rear is a decked garden with gated access, raised borders and power points whilst to the front is an enclosed garden with borders for plants and shrubs, outside tap, gated access and a useful outhouse. Parking is available at the side of the property. There are shutters to the windows and neutral decor throughout. Carlton is popular residential area with a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

- Freehold

KITCHEN 10' 1" x 6' 11" (3.07m x 2.11m)

DINING ROOM 11' 11" into recess x 10' 9" to the maximum (3.63m x 3.28m)

LIVING ROOM 11' 10" x 10' 10" into recess (3.61m x 3.3m)

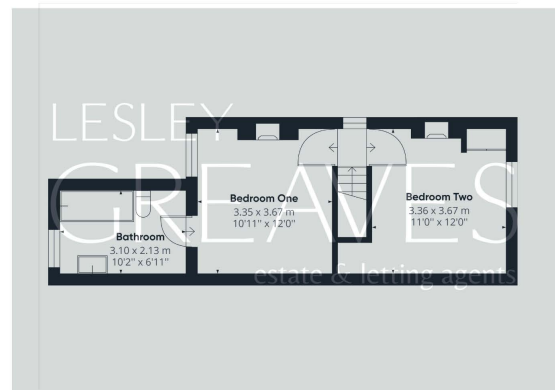
BEDROOM ONE 12' 0" x 10' 11" into recess (3.66m x 3.33m)

BATHROOM 10' 2" x 6' 11" (3.1m x 2.11m)

BEDROOM TWO 12' 0" x 11' 0" (3.66m x 3.35m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		





COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

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 are 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

