



## 39 BERNARD STREET, CARRINGTON, NOTTINGHAM

On the Carrington/Sherwood borders is this nicely presented two bedroom end terrace house. New heating system with contemporary radiators, two bedrooms (both with fitted cupboards), large attic room, plus bathroom & kitchen. Enclosed & good sized rear garden. No through road location & close to all amenities.

**£187,500**

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**BROWN & CO**

Property and Business Consultants

# 39 BERNARD STEET, CARRINGTON, NOTTINGHAM NG5 2AE

## LOCATION

Situated between Hucknall Road and Mansfield Road on the Carrington/Sherwood borders in a no through road. Walking distance to schools and local amenities with Tesco's on Hucknall Road being within comfortable distance. Bus services close by for the City Centre.

## DIRECTIONS

From Hucknall Road turn onto Bernard Street and number 39 is at the end of the road on the left hand side.

## ACCOMMODATION

Part glazed door into

**DINING ROOM 12'3" x 10'0" (3.74m x 3.36m)** two front aspect double glazed windows. BT point, wood effect flooring, some sockets with USB ports, doorway to

**SITTING ROOM 14'10" x 11'0" (4.56m x 3.36m)** rear aspect double window over-looking the rear garden. Wood effect flooring, TV aerial lead, stairs to first floor landing. Some sockets with USB ports. Deep understairs storage cupboard with power and light, wood effect flooring, doorway to

**KITCHEN 10'8" x 5'1" (3.28m x 1.55)** two double glazed windows overlooking the rear garden, half glazed door leading into the garden. A range of base and wall mounted cupboard and drawer units, single stainless steel sink/drain unit with mixer tap, four ring gas hob with extractor above, working surfaces, space for large upright fridge/freezer, space and plumbing for washing machine, part tiled walls, wood effect flooring.

**FIRST FLOOR LANDING** side aspect double glazed window, access to ATTIC ROOM, doors to

**BEDROOM ONE 11'8" x 11'0" (3.58m x 3.36m)** front aspect double glazed window, over stairs wardrobe with hanging and shelving. Some sockets with USB ports.

**BEDROOM TWO 10'1" x 6'6" (3.07m x 2.00m)** measured to front of range of floor to ceiling cupboards, one housing the gas fired central heating combination boiler (fitted April 2023). Rear aspect double glazed window overlooking the rear garden.

**BATHROOM** Three piece which suite comprising panel enclosed bath with mixer tap, glazed shower screen, vanity unit with inset sink, mixer tap splash back and cupboards below. Low level wc with concealed cistern. Part tiled walls and extractor.

**ATTIC ROOM 14'2" x 10'8" (4.32m x 3.30m)** rear aspect Velux window, dry lined walls and ceiling, power and light

## OUTSIDE

The front is access directly from the street. Pedestrian access from the side of number 35 giving access to the rear garden of 39. Gated access. The rear garden has had new fencing/railway sleeper enclosed boundaries (fitted March 2023). Good area of lawn with railway sleeper raised flower beds. Patio area with external lighting, water supply and double electric sockets.

## AGENTS NOTE

Interested parties are asked to note that the vendor of this property is an employee of Brown & Co and such interest is declared in accordance with the Estates Agents Act 1979.

## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Property is freehold and vacant possession will be given upon completion. **Council Tax:** We are advised by Nottingham City Council that this property is in Band A.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

**Floorplans:** The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

**Hours of Business:** Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

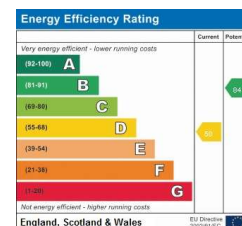
**Viewing:** Please contact the Retford office on 01777 709112.

**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112. **Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

**Financial Services:** In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in November 2023



## IMPORTANT NOTICES

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