



38 Corsham Gardens, NG3 6LZ
£220,000

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Marriotts



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- Three-bedroom family home in a quiet residential location
- Conservatory overlooking the rear garden. Modern family bathroom
- Excellent access to local amenities and transport links
- Spacious lounge and fitted kitchen
- Low-maintenance rear garden. Driveway providing off-street parking
- Ideal family or first home

Beautifully finished throughout, this attractive three-bedroom family home is situated on a quiet residential road, just a short distance from the excellent amenities of Carlton Hill, including a variety of shops, pubs, restaurants and convenient transport links.

The property offers bright and well-proportioned accommodation, beginning with a welcoming entrance hall leading to a spacious lounge diner, providing plenty of room for both relaxing and entertaining. The fitted kitchen offers good storage and workspace, while the conservatory provides valuable additional living space with views and access to the rear garden.

Upstairs, there are three well-proportioned bedrooms together with a modern family bathroom fitted with a contemporary three-piece suite. Outside, the property benefits from a pleasant, low-maintenance rear garden, ideal for relaxing and entertaining, while a driveway to the front provides convenient off-street parking.

Combining stylish interiors, practical family living and a highly convenient location, this is a fantastic opportunity for those looking for a home ready to move straight into.

£220,000



Entrance

The carpeted entrance hall has the wall mounted RCD board, carpeted stairs to the first floor and leads to the lounge.

Lounge diner

Featuring a living flame gas fire set within a hearth and surround, radiator, bay UPVC double glazed window and laminate floor flowing to the dining space. Glazed window and door open into the conservatory.

Conservatory

Wooden floor, radiator and French doors to the garden

Kitchen

The kitchen has a range of wall and floor cabinets providing plenty of storage, worktop and tiled splash back. There is a 1 1/2 bowl sink with mixer tap, fitted electric oven and 4-ring hob, space for a tall fridge freezer, washing machine and dishwasher. The room has a tiled floor, radiator, wall mounted alarm panel, double glazed window to the rear and a UPVC door leads to the front.



Landing

Carpeted with window to the side and loft access.

Bedroom 1

The master bedroom has a range of fitted bedroom furniture, a cupboard for storage and a second housing the central heating boiler. There is light oak laminate flooring, UPVC double glazed window to the front and radiator.

Bedroom 2

Dual aspect UPVC double glazed windows to the front and rear, radiator, laminate floor and a second loft hatch.

Bedroom 3

Light oak laminate flooring, UPVC double glazed window to the rear and radiator.

Bathroom

The bathroom with neutral and modern with half tiled walls, bath with mixer taps, electric shower over and glass screen. Toilet with dual flush and vanity sink with mixer tap and storage under. There is a heated towel rail, vinyl floor and UPVC double glazed window to the rear.

Outside

The rear garden is mostly paved with pebbled borders, mature plants and shrubs. There are outside taps to the front and rear. The front garden has a small lawn, plants and shrubs, and the driveway leads to the side access.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band B

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Bedroom 1

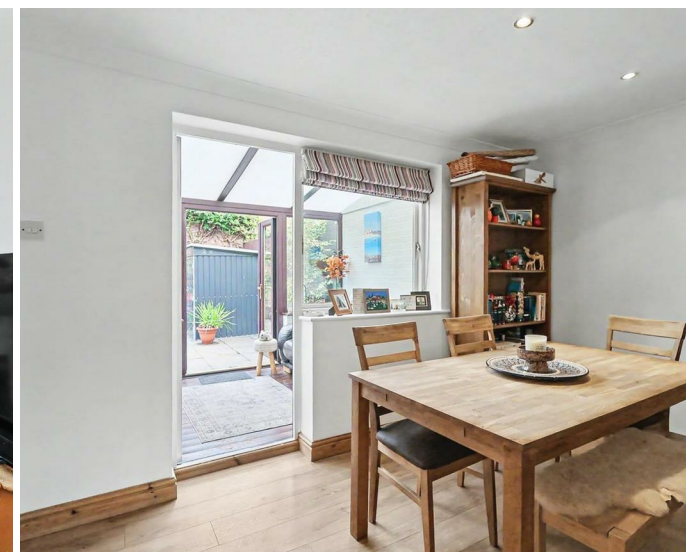
UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: British Gas

MAINS ELECTRICITY PROVIDER: British Gas

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent







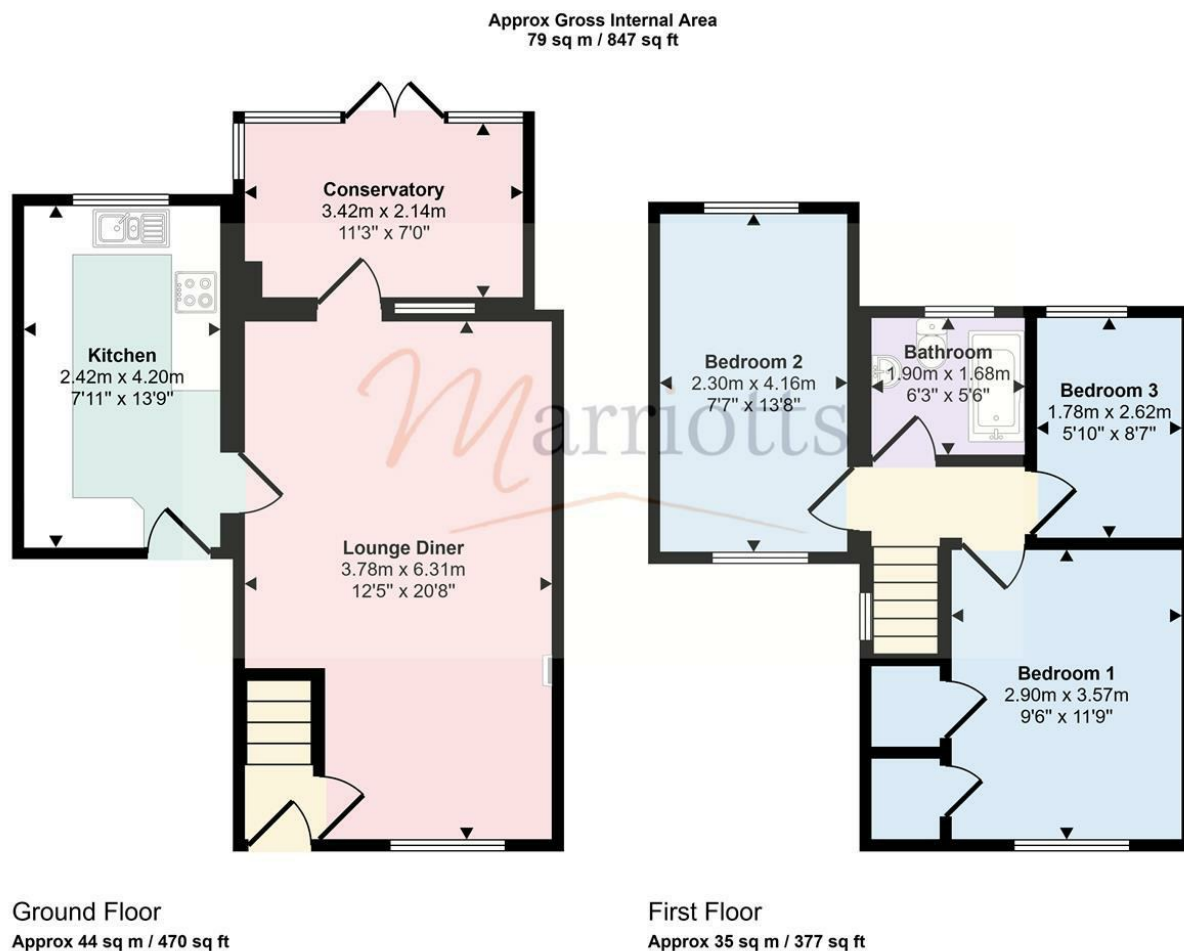
WATER METER: No
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level access to the
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OTHER INFORMATION:

**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
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