



**36 Marhill Road, Carlton, Nottingham NG4 3AH**

**£895 pcm**

Tel: 0115 9680268



Don't miss out on this beautiful two bedroom property in a sought after location.

In brief the property comprises of:

Living Room 3.63m x 3.63m )

Double glazed UPVC window to the front, double radiator, wall mounted and ceiling lighting, TV and telephone point and laminate flooring.

Dining Room 3.61m x 3.61m

Double glazed UPVC window to the rear, radiator beneath, under stairs storage cupboard to the front and Internet access points.

Kitchen 13' x 6' ( 3.96m x 1.83m )

Comprising of a range of modern wall and base units with roll top laminate work surfaces, one and a half sink and stainless steel mixer taps over, integrated appliances including electric oven, a five ring gas hob, stainless steel hood and splashbacks, integrated dishwasher and plumbing for washing machine, double glazed UPVC window to the rear and side and double glazed UPVC door to the side with laminate flooring and ceiling downlights.

Landing

Accessed from the inner hall.

Bedroom 1 12' x 11' 11" ( 3.66m x 3.63m )

Double glazed UPVC window to the front, radiator beneath and satellite access points

Bedroom 2 3.63m x 2.46m

Double glazed UPVC window to the rear, double radiator, storage cupboard with access to the fully boarded loft

Bathroom 2.56m x 1.96m

Three piece bathroom suite comprising of a low level WC, pedestal sink, bath with mixer taps and shower over, part tiled walls and tiled flooring, double glazed UPVC frosted window to the rear with wall mounted heated towel rail to the side.

Outside

To the front of the property is a palisade front with patio slabbed walkway to front door, gravel patch with centre stoned feature and fencing to front and sides with gated access.

At the rear of the property is an enclosed rear garden which is accessed off the kitchen which steps out to patio and raised patio area with a landscaped garden with flowerbeds and lawn stretching to the rear of the boundaries, with a raised decked seating area at the rear, storing shed with fencing to sides and rear.

Living Room 3.63m x 3.63m

Double glazed UPVC window to the front, double radiator, wall mounted and ceiling lighting, TV and telephone point and laminate flooring.

Dining Room 3.61m x 3.61m

Double glazed UPVC window to the rear, radiator beneath, under stairs storage cupboard to the front and Internet access points.

Kitchen 3.96m x 1.83m

Comprising of a range of modern wall and base units with roll top laminate work surfaces, one and a half sink and stainless steel mixer taps over, integrated appliances including electric oven, a five ring gas hob, stainless steel hood and splashbacks, integrated dishwasher and plumbing for washing machine, double glazed UPVC window to the rear and side and double glazed UPVC door to the side with laminate flooring and ceiling downlights.

Landing Accessed from the inner hall.

Bedroom 1 3.66m x 3.63m Double glazed UPVC window to the front, radiator beneath and satellite access points

Bedroom 2 3.63m x 2.46m Double glazed UPVC window to the rear, double radiator, storage cupboard with access to the fully boarded loft

Bathroom 2.56m x 1.96m Three piece bathroom suite comprising of a low level WC, pedestal sink, bath with mixer taps and shower over, part tiled walls and tiled flooring, double glazed UPVC frosted window to the rear with wall mounted heated towel rail to the side.

Outside To the front of the property is a palisade front with patio slabbed walkway to front door, gravel patch with centre stoned feature and fencing to front and sides with gated access.

At the rear of the property is an enclosed rear garden which is accessed off the kitchen which steps out to patio and raised patio area with a landscaped garden with flowerbeds and lawn stretching to the rear of the boundaries, with a raised decked seating area at the rear, storing shed with fencing to sides and rear.











Viewing by appointment only  
JMS Sales & Lettings  
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD  
Tel: 0115 9680268 Email: [enquiries@jmslettings.co.uk](mailto:enquiries@jmslettings.co.uk) Website: [www.jmslettings.co.uk](http://www.jmslettings.co.uk)

