

HoldenCopley

PREPARE TO BE MOVED

Elton Mews, Carrington, Nottinghamshire NG5 IEW

Guide Price £200,000 - £210,000

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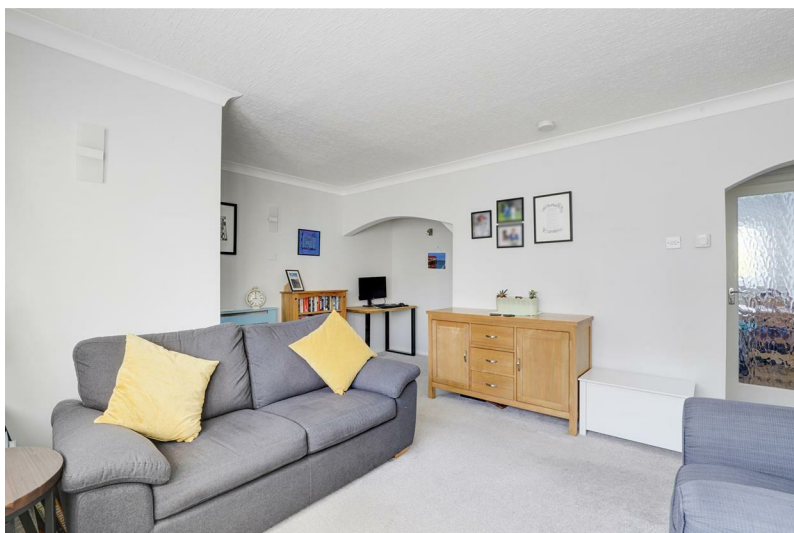


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WELL PRESENTED THROUGHOUT...

This well-presented three-bedroom terraced house offers an ideal living space for both first-time buyers and small families alike. Situated in a sought-after location, it's just a short stroll from the bustling Sherwood High Street, boasting a variety of shops and eateries. Additionally, it provides easy access to local amenities, excellent schools, and transportation links to the City Centre. The ground floor features an entrance hall, a welcoming living room, and a fitted kitchen diner. Upstairs, the first floor comprises two double bedrooms with fitted storage, along with a single bedroom serviced by a three-piece bathroom suite. Externally, the property boasts a slate garden at the front and a private low-maintenance garden at the rear, complete with a garage and parking space.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Modern Kitchen Diner
- Living Room
- Three Piece Bathroom Suite
- Private Enclosed Garden
- Garage & Parking
- Well Presented Throughout
- Freehold
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'8" x 4'5" (1.43 x 1.37)

The entrance hall has wood-effect flooring, and provides access into the accommodation

Living Room

15'10" x 12'0" (4.85 x 3.68)

The living room has a UPVC double glazed window to the front elevation with integrated shutters, a TV point, coving to the ceiling, a radiator, and carpeted flooring.

Kitchen Diner

15'10" x 10'5" (4.83 x 3.19)

The kitchen diner has a range of base and wall units with worktops with a breakfast bar, a stainless steel sink with mixer taps and drainer, an integrated oven with hob, space for a fridge freezer, space for a dining table, wood effect flooring, a radiator, two double glazed windows to the rear elevation, and a single door leading to the rear garden,

FIRST FLOOR

Landing

9'1" x 6'6" (2.77 x 2.00)

The landing has carpeted flooring, coving to the ceiling, and provides access to the first floor accommodation.

Bedroom One

12'2" x 8'11" (3.71 x 2.72)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobe, coving to the ceiling, and carpeted flooring,

Bedroom Two

10'6" x 9'4" (3.22 x 2.86)

The second bedroom has a UPVC double glazed window to the rear elevation, fitted wardrobe, coving to the ceiling, a radiator, and carpeted flooring.

Bedroom Three

9'1" x 6'7" (2.79 x 2.01)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

7'6" x 5'10" (2.29 x 1.80)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush WC, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, an in-built cupboard, recessed spotlight, a chrome heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a slate garden

Rear

To the rear of the property is a private enclosed low maintenance garden with a patio area, a lawn, planted border with a range of plants and shrub, and a gate providing access to the garage

Garage

The garage is to the rear of the property with an up-and-over doors opening onto the driveway.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - 1000Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No this is standard construction

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

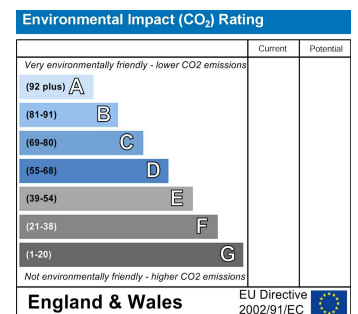
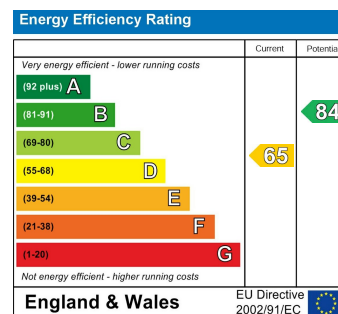
The vendor has advised the following:

Property Tenure is Freehold

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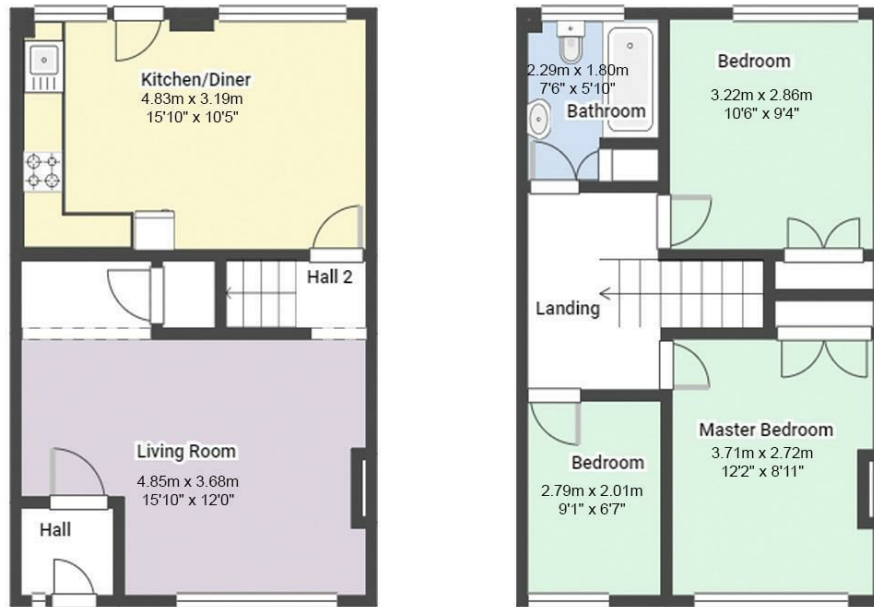
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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