

HoldenCopley

PREPARE TO BE MOVED

Clandon Drive, Carrington, Nottinghamshire NG5 2AN

Guide Price £220,000 - £250,000

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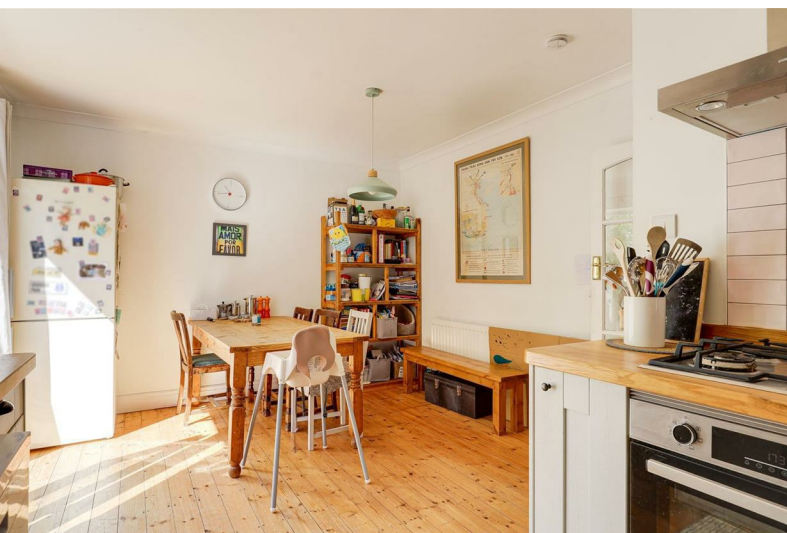


GUIDE PRICE: £220,000 - £240,000

BURSTING WITH CHARACTER...

This charming three-bedroom semi-detached house boasts a blend of new and period style features throughout, enhancing its abundant character. Highlights include wooden flooring, an exposed brick chimney breast, double-glazing, and much more. Nestled in a popular location, it's just a stone's throw from the vibrant high street, local amenities, shops, and excellent transport links to the City Hospital and City Centre. On the ground floor, you'll find an inviting entrance hall, a cosy living room, and a fitted kitchen that opens to a dining room with double French doors. The first floor features two double bedrooms and a small single bedroom, all serviced by a stylish bathroom suite. Outside, the property offers a front garden and a low-maintenance rear courtyard with decking, perfect for outdoor relaxation.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room
- Open Plan Kitchen Diner
- Three-Piece Bathroom Suite
- Low Maintenance Courtyard To Rear
- Front Garden
- Close To Local Amenities
- UPVC Double-Glazing Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'10" x 13'3" (1.79m x 4.05m)

The entrance hall has wooden flooring, a wooden staircase with decorative spindles and carpeted stairs, a radiator, UPVC double-glazed frosted glass panelled windows to the front elevation, and a single door providing access into the accommodation.

Living Room

10'10" x 13'4" (3.32m x 4.07m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, an exposed brick chimney breast with a tiled hearth.

Kitchen Diner

11'8" x 17'2" (3.56m x 5.25m)

The kitchen has a range of fitted shaker-style base and wall units with wooden worktops, a ceramic sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, space for a dining table, tiled and wooden flooring, tiled splashback, a wall-mounted BAXI boiler, coving to the ceiling, a radiator, and double French doors opening out to the garden.

FIRST FLOOR

Landing

7'3" x 10'0" (2.23m x 3.05m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, access to the partially boarded loft via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

13'10" x 10'0" (4.22m x 3.05m)

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

Bedroom Two

9'6" x 11'8" (2.90m x 3.57m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Three

8'4" x 7'1" max (2.56m x 2.18m max)

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

Bathroom

7'6" x 5'9" (2.31m x 1.76m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a 'P' shaped panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, a heated towel rail, partially tiled walls, wooden flooring, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is an enclosed garden with a lawn, a patio pathway, courtesy lighting, various plants, and gated access to the side and rear garden.

Rear

To the rear of the property is a private low maintenance courtyard with decking and patio areas, a shed, raised planters, and courtesy lighting.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast- 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Asbestos is present in the fascias and soffits, but they were covered with UPVC in 2016 during the window replacement. This is a common practice to secure and protect the old soffits and fascias.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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.

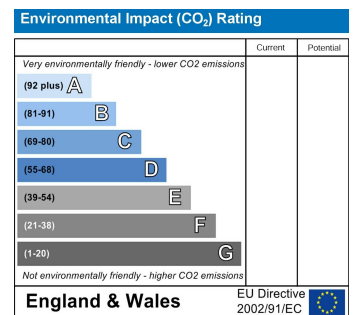
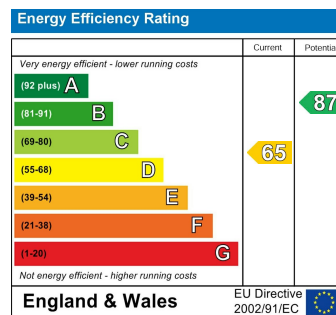
The vendor has advised the following:

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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