

HoldenCopley

PREPARE TO BE MOVED

Caxton Road, Carrington, Nottinghamshire NG5 1RH

£260,000

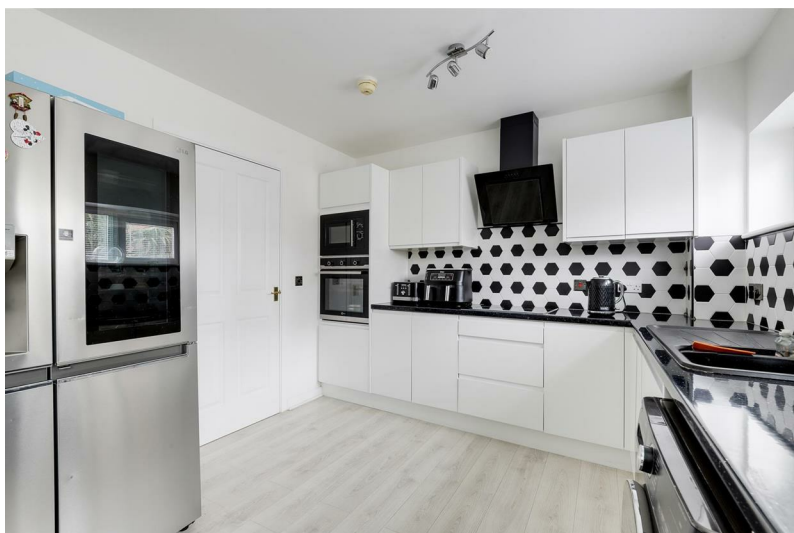
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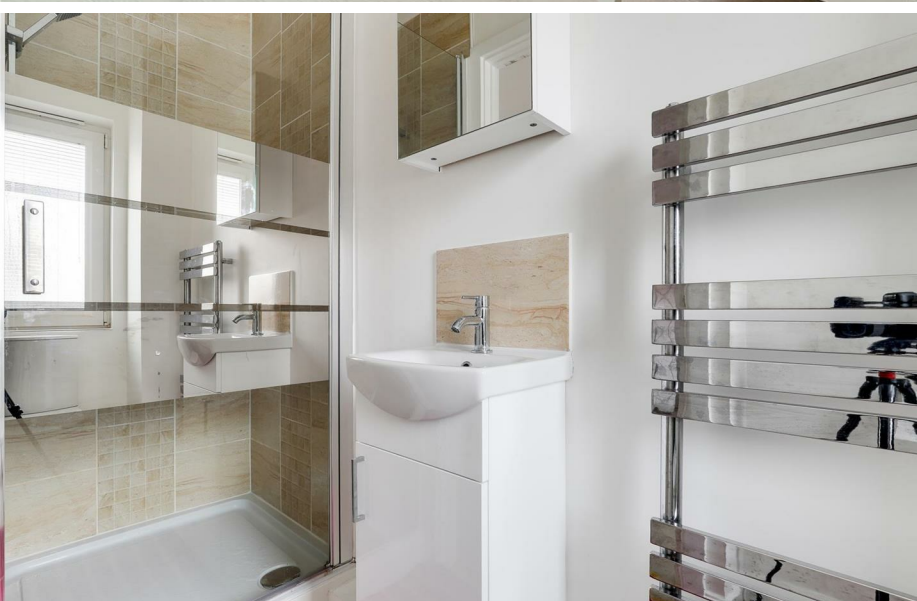


MIID TERRACED HOUSE...

This three-storey mid-terrace home offers generous space for families, featuring four well-proportioned bedrooms. Located in the desirable area of Carrington, it provides convenient access to a range of amenities, including shops, schools, and excellent transport links to the City Centre. Upon entering, you are welcomed by a bright and inviting entrance hall leading to a spacious living room, perfect for relaxation and entertaining. The stylish, modern kitchen/diner is fitted with high-spec integrated appliances, creating an ideal setting for family meals, with French doors opening onto the rear garden. A convenient downstairs WC completes the ground floor. The first floor hosts two comfortable double bedrooms, while the second floor boasts two additional generously sized double bedrooms. The master bedroom benefits from an en-suite, while a separate three-piece shower suite serves the remaining bedrooms. Externally, the property includes a driveway offering off-street parking for one car, with a pathway leading to the entrance. The front garden is attractively landscaped with decorative plants and shrubs, adding to the home's charm. The enclosed rear garden provides a peaceful outdoor retreat, featuring a barked area surrounded by greenery and a paved section, perfect for enjoying warm weather.

MUST BE VIEWED!





- Mid Terrace House
- Four Bedrooms
- Modern Fitted Kitchen/Diner
- Spacious Living Room
- Three Piece Bathroom Suite/En-Suite To Master & Downstairs WC
- Ample In-Built Storage Throughout
- Rear Enclosed Garden
- Driveway Providing Off Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

17*3" x 4*3" (5.26 x 1.31)

The hallway has wood effect flooring, carpeted stairs, two in-built storage cupboards, radiator, smoke alarm, UPVC double glazed windows to the front elevation and a UPVC single door providing access into the accommodation

Living Room

15*9" x 8*8" (4.81 x 2.65)

The living room has wood effect flooring, radiator and UPVC double glazed window to the front elevation

W/C

6*7" x 2*9" (2.02 x 0.84)

This space has a low level dual flush WC, partially tiled walls, radiator, vanity washbasin with mixer taps and an extractor fan

Kitchen/Diner

14*5" x 10*2" (4.41 x 3.11)

The kitchen/diner has wood effect flooring, partially tiled walls, a range of fitted wall and base unit with granite effect worksurfaces, sink and a half with drainer and mixer taps, a washing machine, integrated microwave, integrated dishwasher, integrated oven, separate electric hobs and an over hood extractor fan, space for a freestanding fridge/freezer, radiator, UPVC double glazed window to the rear elevation and UPVC double glazed French doors providing access to the rear garden

FIRST FLOOR

Landing

16*5" x 7*2" (5.02 x 2.20)

The landing has wood effect flooring and carpeted stairs, smoke alarm, radiator, UPVC double glazed window to the front elevation and provides access to the first floor accommodation

Bedroom Two

15*5" x 12*11" (4.70 x 3.94)

The second bedroom has wood effect flooring, fitted wardrobes, radiator, three radiators, UPVC double glazed windows to the front elevation and UPVC double glazed French doors

Bedroom Four

11*7" x 9*2" (3.54 x 2.81)

The fourth bedroom has wood effect flooring, radiator & UPVC double glazed window to the rear elevation

SECOND FLOOR

Landing

16*11" x 7*5" (5.16 x 2.27)

The landing has wood effect flooring, in-built storage cupboard, radiator, smoke alarm, loft hatch and a UPVC double glazed window to the front elevation and provides access to the second floor accommodation

Master Bedroom

11*11" x 9*9" (3.65 x 2.99)

The main bedroom has wood effect flooring, bedside table, provides access to the en-suite, radiator and UPVC double glazed windows to the rear elevation

En-Suite

9*8" x 3*8" (2.97 x 1.13)

The en-suite has tiled flooring, partially tiled walls, low level flush WC, wall mounted towel rail, vanity washbasin with mixer taps, wall mounted vanity unit, shower enclosure with a wall mounted mains-fed shower and a separate shower over and a UPVC double glazed obscure window to the rear elevation

Bedroom Three

11*6" x 8*11" (3.52 x 2.74)

The third bedroom has wood effect flooring, radiator and UPVC double glazed window to the front elevation

Shower Room

8*2" x 5*1" (2.50 x 1.55)

The shower room has tiled flooring, partially tiled walls, low level dual flush WC, chrome towel rail, double walk-in shower enclosure with a wall mounted mains fed shower and shower over, vanity washbasin with mixer taps, vanity unit and an extractor fan

OUTSIDE

Front

To the front is a driveway providing off street parking for one car, pathway leading to the accommodation with a range of decorative plants and shrubs

REAR

To the rear is an enclosed garden with a barked area, paved area, range of decorative plants and shrubs with a fence surround and gated access

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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

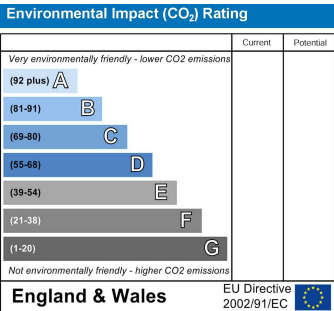
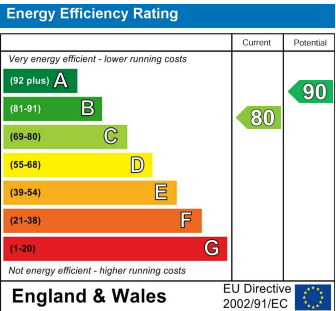
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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