

JOHNSONS & PARTNERS

Estate and Letting Agency



55 BELPER AVENUE, CARLTON

NOTTINGHAM, NG4 3SE

£235,000



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For Sale with No Chain | Two Bedrooms | Detached Bungalow | Incredible Views | Well Presented | Driveway and Garage | Popular Location | East Facing Rear Garden | Viewings are Advised |

Nestled on Belper Avenue in the charming area of Carlton, this delightful bungalow offers a perfect blend of comfort and convenience. With an elevated position, the property boasts stunning views across Gedling, making it an ideal retreat for those who appreciate natural beauty.

The bungalow features a spacious living room, providing ample space for relaxation and entertaining. The large windows allow for plenty of natural light, creating a warm and inviting atmosphere. The breakfast kitchen is well-appointed, offering a practical space for culinary endeavours and casual dining.

This property comprises two well-proportioned bedrooms, perfect for a small family or those looking to downsize. The bathroom is conveniently located, ensuring ease of access for all residents.

Parking is a significant advantage, with space available for up to three vehicles, making it ideal for families or those with multiple cars. The location is particularly appealing, as it is close to local amenities, ensuring that everyday needs are easily met.

In summary, this bungalow on Belper Avenue presents a wonderful opportunity for anyone seeking a comfortable home in a popular area. With its lovely views, spacious living areas, and convenient parking, it is a property not to be missed.

Entrance Hallway

Living Room

19'2" x 11'7" (5.86 x 3.54)

Breakfast Kitchen

10'9" x 11'1" (3.28 x 3.40)

Bedroom

11'8" x 12'1" (3.56 x 3.70)

Bedroom

8'1" x 9'8" (2.48 x 2.95)

Bathroom

5'9" x 5'11" (1.76 x 1.81)

WC

6'0" x 2'5" (1.83 x 0.75)

Driveway and Garage

Private Rear Garden

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band B

This information was obtained through the directgov website. Johnsons and Partners 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

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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. Johnsons and Partners 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 Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners 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.



Road Map



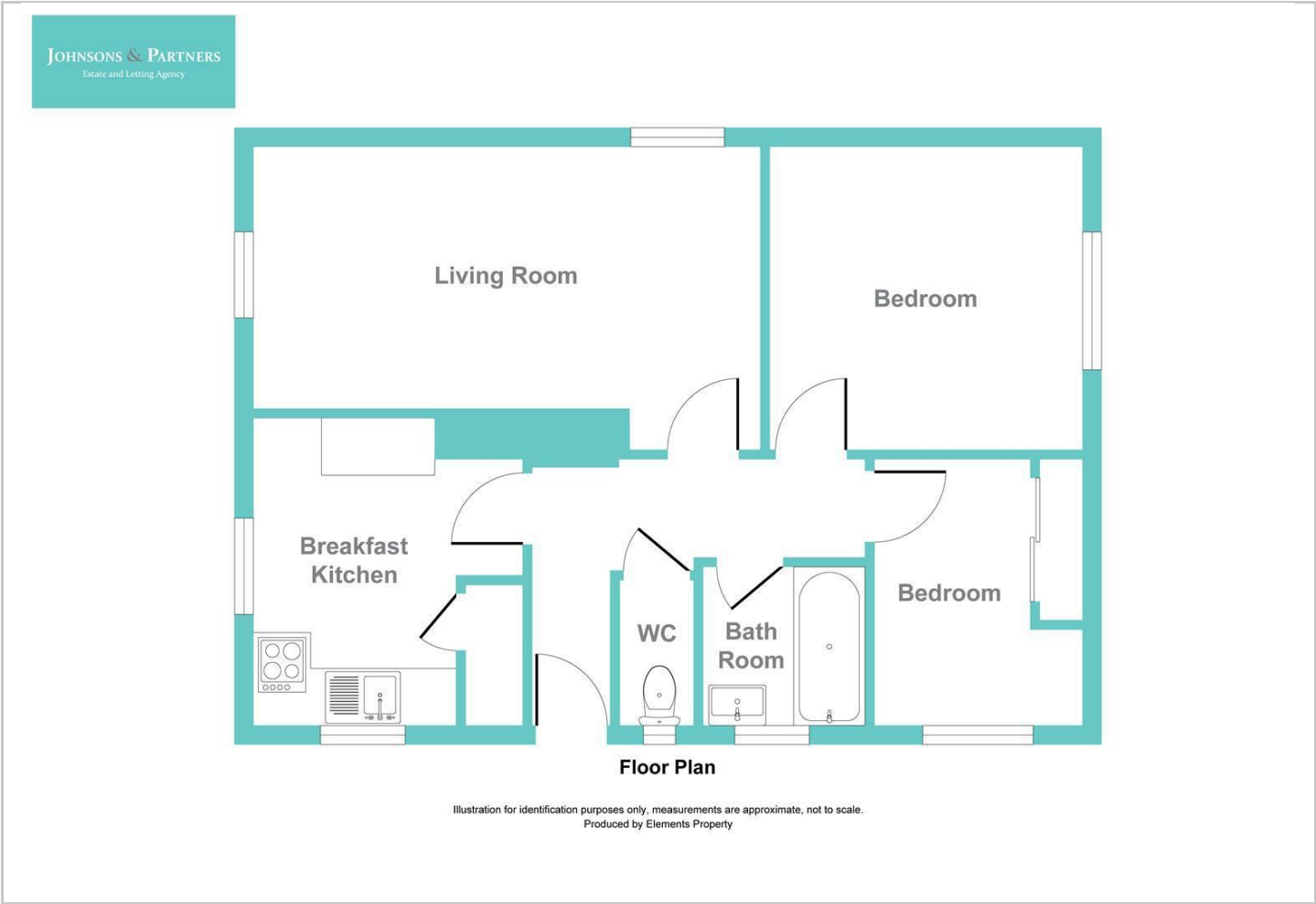
Hybrid Map



Terrain Map



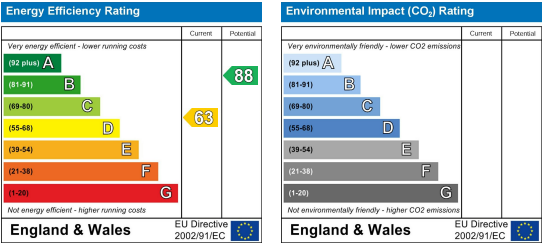
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.