

JOHNSONS & PARTNERS

Estate and Letting Agency



21 CAMPBELL DRIVE, CARLTON

NOTTINGHAM, NG4 1RD

£215,000



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For Sale with No Chain | Three Bedroom Semi Detached Home | South East Facing Rear Garden | Close to Local Amenities | Driveway | Living/Dining Room | Breakfast Kitchen | Viewings are Advised |

Welcome to this charming three-bedroom semi-detached home nestled in the heart of Carlton, on Campbell Drive. Boasting a blend of traditional character and endless potential, this property is an enticing canvas for first-time buyers and families alike, eager to imprint their own style and personality into their new home.

As you enter, you'll find a welcoming living room that flows seamlessly into a dining area, perfect for hosting family meals or entertaining guests. The breakfast kitchen awaits your culinary creativity, offering ample space for morning gatherings and meal preparations.

Upstairs, three well-appointed bedrooms create a peaceful retreat for all family members, with the master offering a generous space for relaxation. The first-floor accommodations are completed by a practical shower room and a separate WC, providing convenience for a bustling household.

The real gem of this home is the large, private south-east facing rear garden, a sun-soaked haven for children to play, for cultivating a lush garden, or for enjoying alfresco dining in the warmer months.

Located in a popular location, this residence is close to local amenities, including shops, schools, and parks, ensuring everything you need is within easy reach.

With off-road parking for two vehicles, you'll never have to worry about the hustle for space after a busy day.

Seize this opportunity to transform this well-situated home into your dream abode. An ideal blend of potential, privacy, and proximity, this semi-detached property is ready to start its next chapter with you.

Entrance Lobby

Living Room

17'3" x 13'4" (5.28 x 4.07)

Breakfast Kitchen

10'3" x 8'4" (3.13 x 2.56)

Store Room

9'10" x 6'9" (3 x 2.06)

First Floor Landing

Bedroom One

13'3" x 10'3" (4.06 x 3.13)

Bedroom Two

10'3" x 7'3" (3.13 x 2.21)

Bedroom Three

10'3" x 6'9" (3.13 x 2.06)

Shower Room

6'7" x 6'3" (2.03 x 1.93)

WC

Agents Disclaimer

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

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.

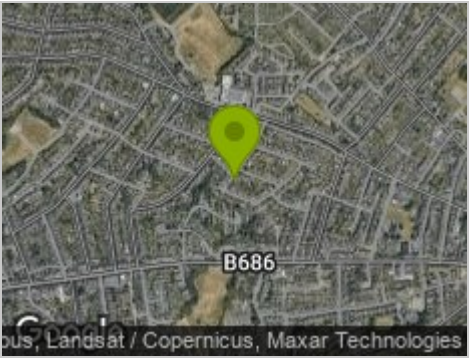
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details 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.