



**Bramble Drive**  
**Carlton, Nottingham NG3 6NL**

A THREE BEDROOM, END OF TERRACE  
FAMILY HOME SITUATED IN CARLTON,  
NOTTINGHAM

**£85,000 Freehold**



\*\* FOR SALE VIA AUCTION \*\* GUIDE PRICE £85,000 \*\*

Robert Ellis Estate Agents are delighted to bring to the market this fantastic THREE BEDROOM, END OF TERRACE FAMILY HOME situated in Carlton, Nottingham.

The property is positioned within the desirable location of Carlton, Nottingham. It is a short walk to Carlton Hill, a popular location for families as it offers local amenities, shops and restaurants. King George V Recreation Ground is also only a 7 minute walk, providing picturesque views of Carlton and surrounding areas. Alongside this, there is easily accessible transport links into Nottingham City centre and surrounding villages/towns.

Upon entry, you are greeted by the hallway which gives access to the living room. The living room leads through to the open plan kitchen diner with fitted wall and base units. Sliding doors off the dining area give access to the conservatory with UPVC double glazed windows surrounding. The stairs lead to the landing, first double bedroom, second double bedroom, third bedroom and family bathroom.

To the front of the property there is a small laid to lawn garden with pathway to the front entrance and on street parking. To the rear is a enclosed low maintenance rear garden with patio area.

A viewing is HIGHLY RECOMMENDED to appreciate the size and location of this fantastic family home. Contact the office on 0115 648 5485 before it is too late!



### Front of Property

Gated access with pathway to the front elevation. Open porch with outside lighting. Low maintenance laid to lawn garden with fencing surrounding. On street parking.

### Entrance Hallway

3'11" x 6'6" approx (1.2 x 2 approx)

UPVC double glazed entrance door to the front elevation. Laminate flooring. Ceiling light point. Carpeted staircase to First Floor Landing. Sliding door leading to Living Room

### Living Room

14'11" x 11'8" approx (4.57m x 3.57m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Wall mounted electric fireplace. Internal door leading into open plan Kitchen Diner

### Kitchen Diner

10'2" x 14'9" approx (3.1m x 4.52m approx)

Aluminium UPVC double glazed sliding doors to the rear elevation leading into the conservatory. UPVC double glazed window to the side elevation. Tiled flooring. Partially tiled walls. Wall mounted radiator. Ceiling light points. Range of fitted wall and base units with worksurfaces above. Stainless steel sink and drainer unit with dual heat tap. Space and point for a freestanding cooker. Space and plumbing for a automatic washing machine and dishwasher. Under stairs storage cupboard (1.56m x 0.9m approx).

### Conservatory

7'1" x 9'4" approx (2.18m x 2.86m approx)

UPVC double glazed rear door leading into the rear garden. UPVC double glazed windows to the rear and side elevations. Laminate flooring

### First Floor Landing

9'0" x 6'4" approx (2.76m x 1.94m approx)

Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

13'0" x 8'2" approx (3.97m x 2.51m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes (1.16m x 0.6 m approx)

### Bedroom 2

8'5" x 10'2" approx (2.59m x 3.1m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard (0.59m x 0.68 m approx)

### Bedroom 3

9'5" x 6'1" approx (2.89m x 1.87m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Family Bathroom

5'5" x 6'5" approx (1.66m x 1.96m approx)

UPVC double glazed opaque window to the rear elevation. Vinyl flooring. Tiled splash backs. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a walk-in corner shower with hand held shower unit, pedestal sink with hot and cold taps and a low flush WC

### Rear of Property

Enclosed low maintenance rear garden with patio area. Space for a shed

### Council Tax

Gedling Borough Council Band A

### Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

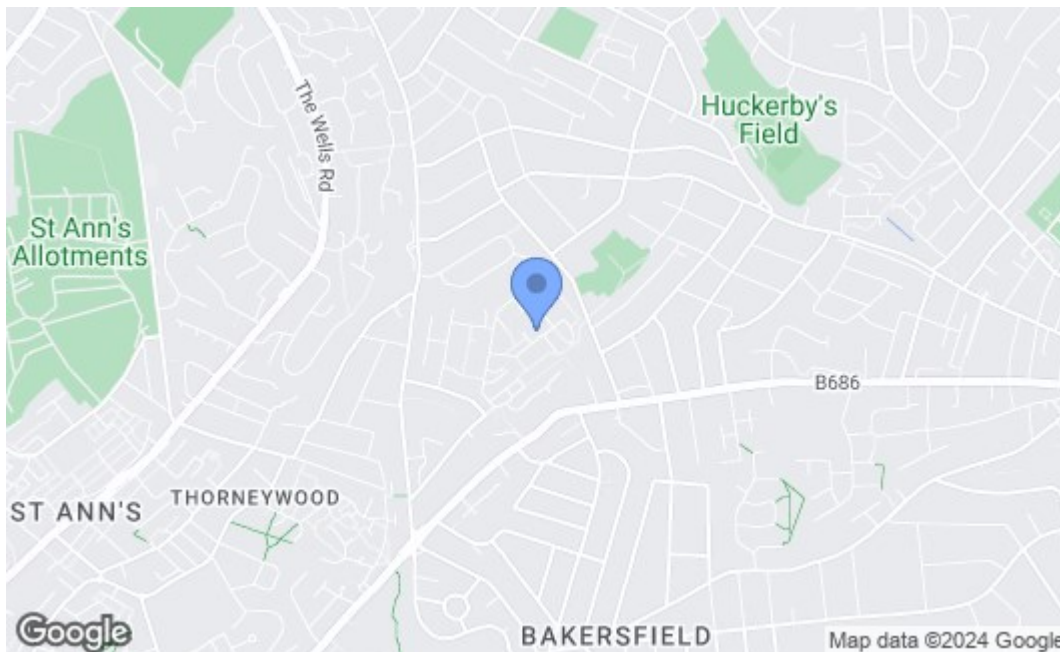
### Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.