

HoldenCopley

PREPARE TO BE MOVED

Highfield Drive, Carlton, Nottinghamshire NG4 1JQ

Guide Price £185,000 - £195,000

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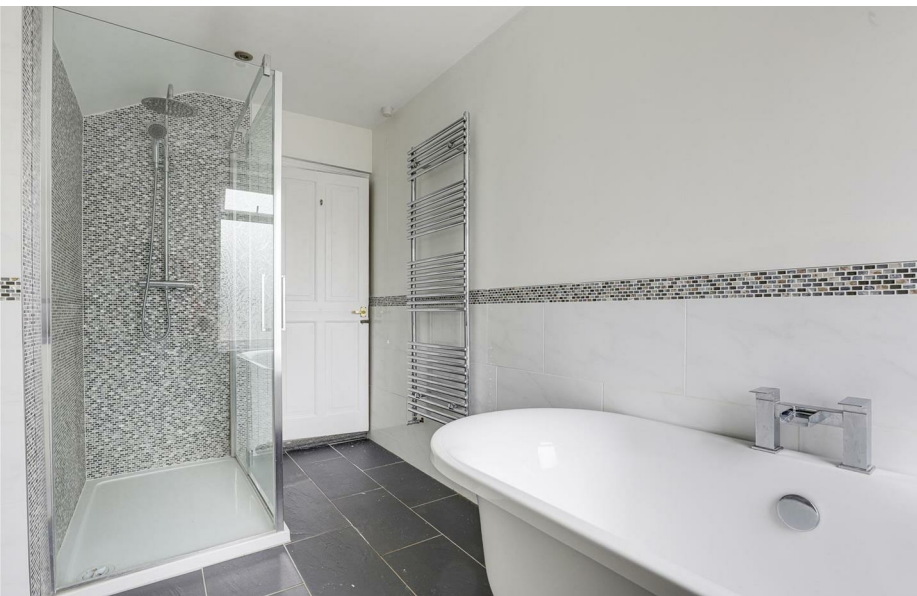
GUIDE PRICE: £185,000 - £195,000

NO UPWARD CHAIN...

This inviting two-bedroom end-terraced house offers not only a wonderful place to call home but also the convenience of a no upward chain, ensuring a seamless transition for its new owners. Meticulously maintained and move-in ready, this property exudes warmth and comfort throughout. Situated in the ever-popular location of Carlton, you'll enjoy close proximity to local amenities, excellent bus links, and effortless access into Nottingham City Centre. As you step inside, you'll immediately appreciate the care that has gone into maintaining this home. The ground floor boasts a cosy living room. A welcoming dining room offers the perfect space for meals and gatherings. The modern fitted kitchen adds a touch of sophistication. Upstairs on the first floor are two double bedrooms and a thoughtfully designed four-piece bathroom suite ensures your mornings begin with ease. Access to the boarded loft enhances your storage options, keeping your living areas clutter-free. Step into the private rear garden with a patio area which beckons you to indulge in outdoor dining and relaxation, while a charming wooden pergola adds a touch of character. A small lawn offers the perfect spot for greenery, enhancing the outdoor ambience and providing a refreshing space to enjoy.

MUST BE VIEWED





- End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Boarded Loft
- Well-Maintained Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

13'3" x 11'9" (4.05m x 3.60m)

The living room has a UPVC double-glazed square bay window to the front elevation, a further two UPVC double-glazed windows to the side elevation, polished wooden flooring, a dado rail, a feature fireplace with a decorative surround, a radiator, a TV point, fitted cupboards and a single UPVC door providing access into the accommodation

Dining Room

11'11" x 11'9" (3.65m x 3.60m)

The dining room has a UPVC double-glazed window to the rear elevation, polished wooden flooring, a picture rail, a radiator and an in-built cupboard

Kitchen

12'1" x 6'11" (3.69m x 2.13m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a circular stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, tiled splashback, panelled ceiling, a radiator, two wood-framed single-glazed windows to the side and rear elevation and a single UPVC door to access the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, access to a boarded loft with lighting via a drop-down ladder and provides access to the first floor accommodation

Bedroom One

11'9" x 11'4" (3.60m x 3.46m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and an in-built cupboard

Bedroom Two

11'11" x 8'9" (3.65m x 2.69m)

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

Bathroom

7'1" x 11'10" (2.18m x 3.62m)

The bathroom has a concealed dual flush W/C combined with a countertop wash basin and fitted storage, a oval-shaped freestanding bath with central taps, a double shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation

OUTSIDE

To the rear of the property is a private enclosed garden with a patio area, a wooden pergola, a lawn, a range of plants, two sheds and fence panelling

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A
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.

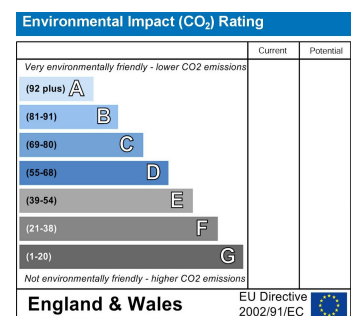
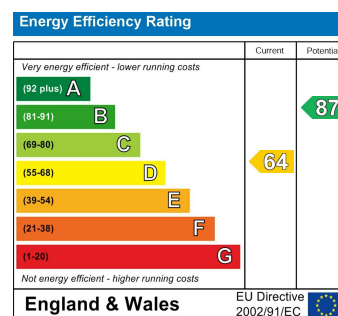
The vendor has advised the following:

Property Tenure is Freehold

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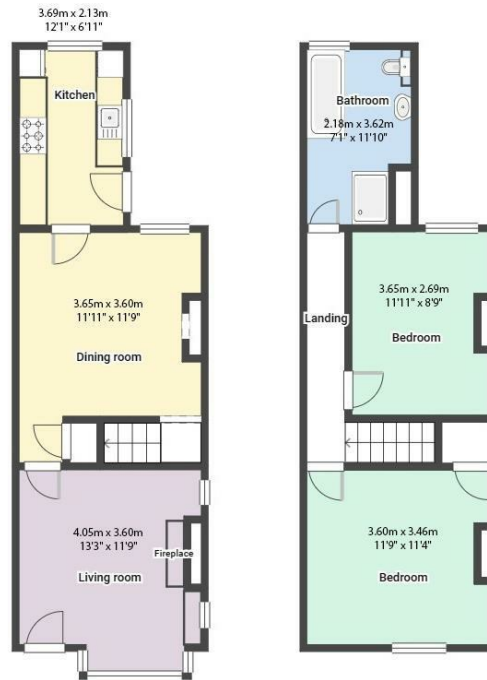
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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