

HoldenCopley

PREPARE TO BE MOVED

Fraser Square, Carlton, Nottinghamshire NG4 INN

Guide Price £210,000 - £235,000

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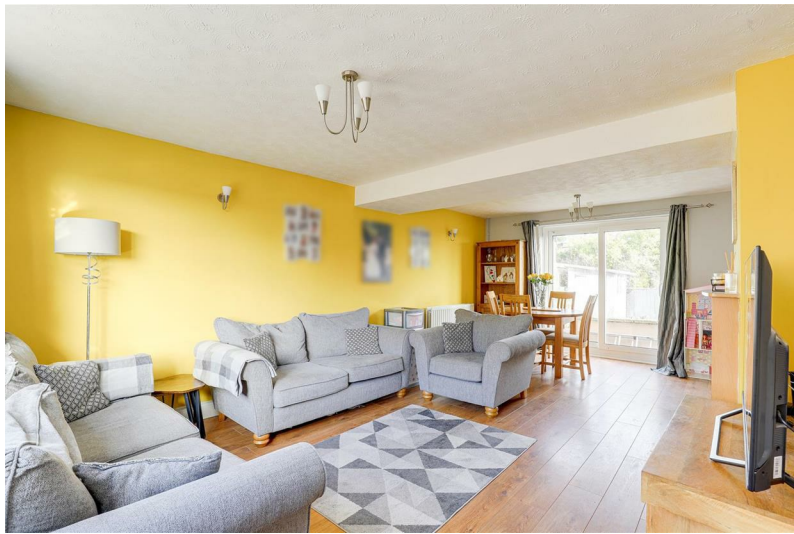


GUIDE PRICE £210,000 - £230,000

LOCATION, LOCATION, LOCATION...

This inviting semi-detached house nestled in a popular location, is a perfect choice for a growing family, being conveniently close to local amenities, including shops, schools, playing fields, and a leisure centre, offering a well-rounded community experience. Upon entering the property through the entrance hall, you are greeted by a spacious living/dining room that seamlessly connects to the rear garden through patio doors. The fitted kitchen complements the living spaces, providing functionality and practicality. Ascending the stairs to the first floor reveals two good-sized bedrooms, offering comfortable spaces for rest and relaxation. An additional smaller room provides flexibility, suitable for a child's bedroom or a study area. The three-piece bathroom suite caters to the needs of the household. Outdoors, the front of the property features a blocked paved driveway and gated access to the rear garden. The rear garden is private and low-maintenance, complete with a decked patio area and an artificial lawn with fence panel boundaries with gated access.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Low-Maintenance Garden
- Popular Location
- Close to Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, carpeted stairs, a full height UPVC double glazed obscure window to the front elevation, and a UPVC double glazed door providing access into the accommodation.

Living Room

20'11" x 12'7" (6.38m x 3.86m)

The living room has a UPVC double glazed window to the front elevation, two radiators, a feature fireplace with a marble hearth and wood-effect surround, space for a dining table, wood-effect flooring, and a sliding patio door providing access to the rear garden.

Kitchen

14'6" x 7'3" (4.44m x 2.23m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, integrated double oven, gas hob and extractor fan, space and plumbing for washing machine, space and plumbing for a dishwasher, space for a fridge freezer, space for a tumble dryer, an in-built cupboard, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear and side elevation, and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the loft, a radiator, and provides access to the first floor accommodation.

Bedroom One

12'3" x 10'5" (3.74m x 3.20m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

12'11" x 8'9" (3.96m x 2.67m)

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

Bedroom Three

10'0" x 8'7" (3.05m x 2.63m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

7'4" x 7'3" (2.26m x 2.23m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a vanity-style low level flush W/C, a countertop wash basin, a tiled bath with a wall-mounted shower fixture and shower screen, an extractor fan, a radiator, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway with a gravelled area, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed low-maintained garden, with an outside tap, decked patio area, artificial lawn, planted borders, a shed, courtesy lighting, and fence panelling boundaries with gated access.

DISCLAIMER

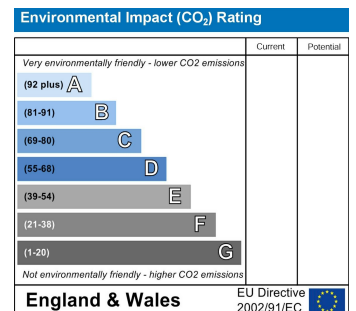
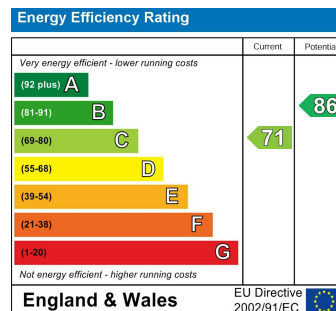
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the direct gov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

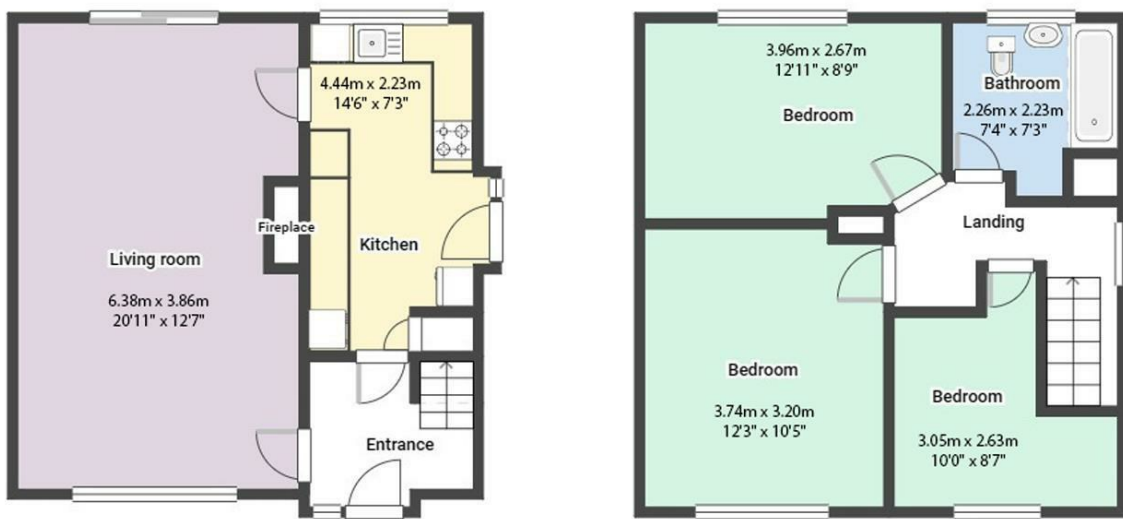
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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