

HoldenCopley

PREPARE TO BE MOVED

Conifer Walk, Carlton, Nottinghamshire NG3 6NN

Guide Price £160,000 - £170,000

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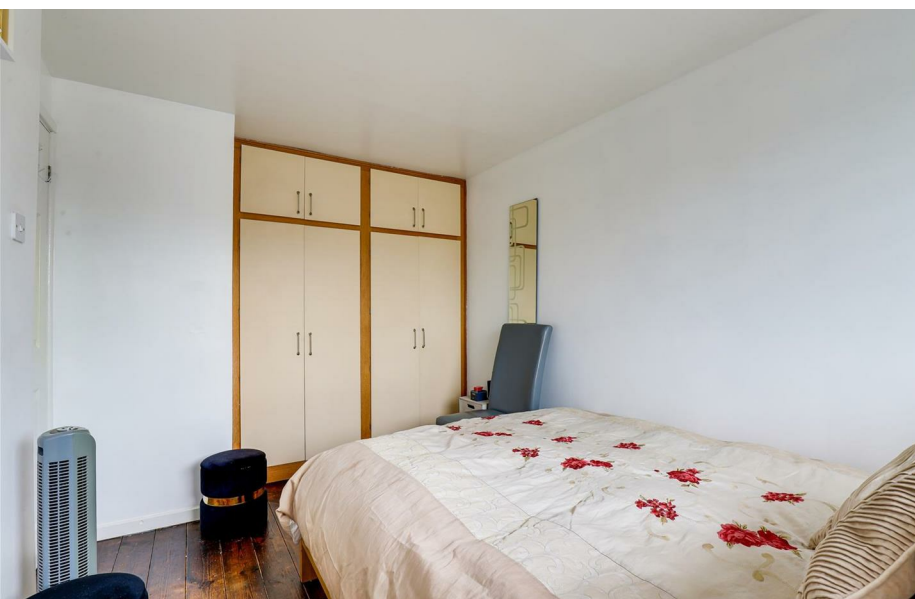
GUIDE PRICE: £160,000 - £170,000

THE PERFECT FIRST-TIME BUY...

Nestled in a tranquil yet sought-after locale, this three-bedroom mid-terraced house presents an ideal opportunity for first-time buyers, investors or small families. The property is strategically positioned with convenient access to a myriad of local amenities, outstanding schools, and seamless routes into the City Centre. Internally, there is an entrance hall leading onto the living room, which seamlessly flows into a charming dining area. The fitted kitchen completes the ground floor layout. Ascending to the first floor reveals two double bedrooms and a cosy single bedroom, all serviced by a well-appointed bathroom suite. Beyond the indoors, the rear of the property opens up to a low-maintenance garden, accompanied by a practical shed for storage. The garden further boasts gated access to a convenient car park, providing ample off-road parking – a valuable asset in this residential gem. This home combines comfort, practicality, and accessibility, making it the perfect haven for those embarking on their homeownership journey or looking for a cosy abode.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Living & Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- UPVC Double-Glazing
- Leasehold - Over 900+ Years
- Regularly Serviced Boiler
- Off-Road Parking Available In Rear Car-Park





GROUND FLOOR

Entrance Hall

5'11" x 3'0" (1.82m x 0.92m)

The entrance hall has laminate flooring, a radiator, newly-fitted carpeted stairs, a UPVC double-glazed obscure panelled window, and a single UPVC door providing access into the accommodation.

Living Room

11'9" x 9'4" (3.60m x 2.87m)

The living room has a UPVC double-glazed window with blinds to the front elevation, laminate flooring, a radiator, a TV point, a feature fireplace with a decorative surround, and open plan into the dining room.

Dining Room

8'7" x 9'7" (2.62m x 2.94m)

The dining room has laminate flooring, a radiator, and double French doors with integrated blinds opening out to the rear garden.

Kitchen

10'9" x 5'10" (3.28m x 1.80m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven with a gas hob and extractor fan, space for an American-style fridge freezer, space and plumbing for a washing machine, tiled flooring, tiled splashback, an in-built storage cupboard, and a UPVC double-glazed window with blinds to the rear elevation.

FIRST FLOOR

Landing

6'0" x 8'9" (1.84m x 2.67m)

The landing has laminate flooring, an airing cupboard which, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11'10" x 8'1" (3.61m x 2.47m)

The main bedroom has a UPVC double-glazed window with blinds to the front elevation, varnished wooden flooring, in-built wardrobes, and a radiator.

Bedroom Two

8'7" x 9'8" (2.62m x 2.96m)

The second bedroom has a UPVC double-glazed window with blinds to the rear elevation, wood-effect flooring, and a radiator.

Bedroom Three

6'5" x 7'10" (1.97m x 2.41m)

The third bedroom has a UPVC double-glazed window with blinds to the front elevation, a fitted storage cupboard, laminate flooring, and a radiator.

Bathroom

6'5" x 6'0" (1.98m x 1.83m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a panelled bath with a newly-fitted wall-mounted electric shower fixture, a bi-folding shower screen, a chrome heated towel rail, tiled flooring, fully tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned garden with a pathway.

Rear

To the rear of the property is a private enclosed low maintenance garden with a patio area, courtesy lighting, an outdoor tap, a metal shed, fence panelled boundaries, and gated access to a car-park for ample off-road parking.

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:

Service Charge in the year marketing commenced (£PA): £0

Ground Rent in the year marketing commenced (£PA): £210. £17.50 per month
Property Tenure is Leasehold. Term: 998 years from 31st January 1973 - Term remaining 948 years.

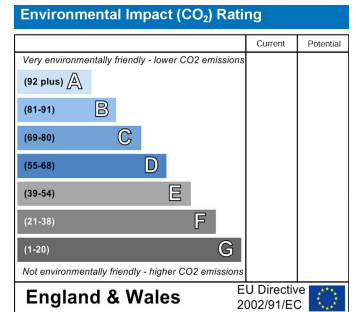
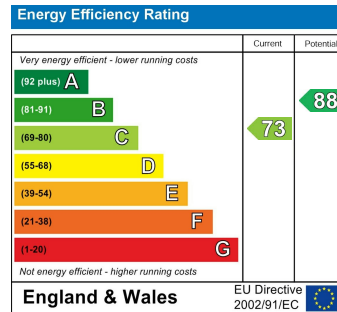
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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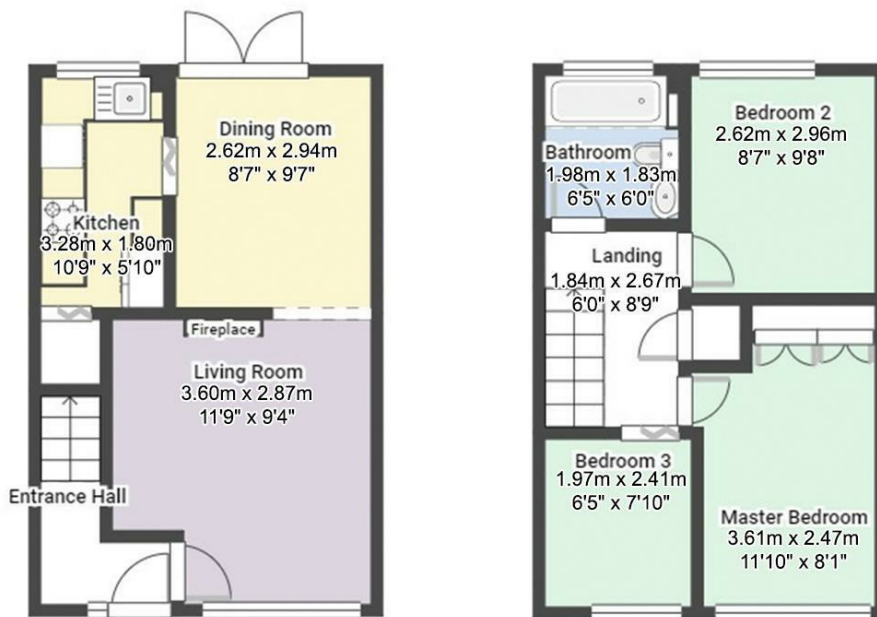
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley 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.



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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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