

HoldenCopley

PREPARE TO BE MOVED

Shorwell Road, Carlton, Nottinghamshire NG3 7HG

Guide Price £225,000 - £260,000

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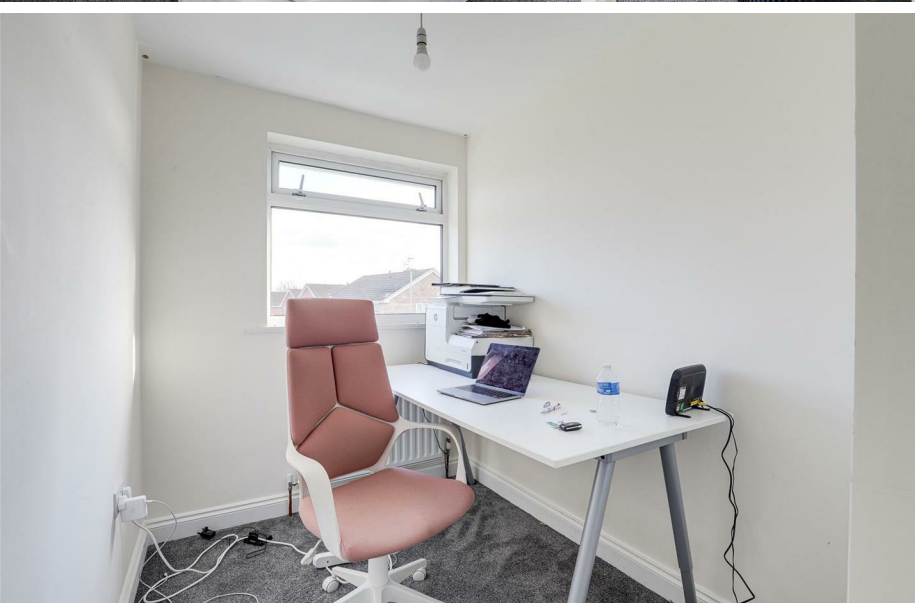
GUIDE PRICE: £225,000 - £250,000

LOCATION, LOCATION, LOCATION...

Nestled within a sought-after location, this refurbished three-bedroom semi-detached house stands as a prime opportunity for both first-time buyers and investors alike. Newly adorned with pristine flooring, enhanced loft insulation, a gleaming kitchen, and a stylish bathroom, this residence epitomises modern comfort and convenience. Boasting a desirable location, residents enjoy easy access to local amenities, excellent schools, and seamless commuting options. The ground floor welcomes you with an inviting entrance porch leading to a spacious living room and a contemporary fitted kitchen diner. Ascending to the first floor, three generously sized bedrooms await, all serviced by a sleek modern bathroom suite. Outside, the property impresses further with a driveway providing access to the garage at the front, while the rear boasts a private garden. With its blend of stylish interiors and prime location, this home promises a lifestyle of comfort and convenience for discerning buyers and investors alike.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living room
- Modern Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Garden
- New Flooring & Loft Insulation
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

4'11" x 6'3" (1.50m x 1.92m)

The porch has wood-effect flooring, UPVC double-glazed obscure windows to the front and side elevation, an in-built cloak cupboard, and a single UPVC door providing access into the accommodation.

Living Room

14'6" x 14'7" (4.42m x 4.46m)

The living room has carpeted flooring, a radiator, a TV point, UPVC double-glazed window to the front and side elevation, and a single UPVC door providing access into the accommodation.

Kitchen

9'9" x 14'7" (2.99m x 4.47m)

The fitted kitchen has a range of fitted base and wall units with worktops, a composite sink with a movable swan neck mixer tap and drainer, a four ring gas hob with an extractor fan, an integrated oven, marble-effect tiled splashback, a radiator, wood-effect flooring, space for a dining table, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the rear garden.

W/C

2'10" x 4'6" (0.88m x 1.38m)

This space has a low level dual flush W/C, a wash basin, and wood-effect flooring.

FIRST FLOOR

Landing

5'11" x 7'11" (1.81m x 2.42m)

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

Bedroom One

8'7" x 13'8" (2.62m x 4.19m)

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

Bedroom Two

7'10" x 9'1" (2.4m x 2.79m)

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

Bedroom Three

9'10".82'0" x 5'11" (3..25m x 1.81m)

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

Bathroom

6'1" x 6'1" (1.87m x 1.86m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a panelled bath with an overhead shower fixture, fully tiled walls, recessed spotlights, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with double gated access to the garage towards the rear.

Rear

To the rear of the property is a private enclosed garden with a lawn, a patio area, access into the garage, an outdoor tap, and fence panelled boundaries.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

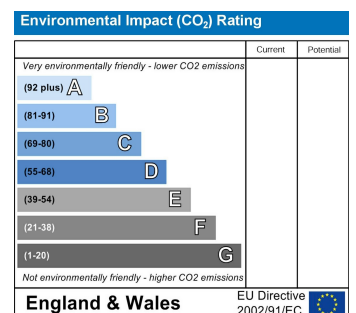
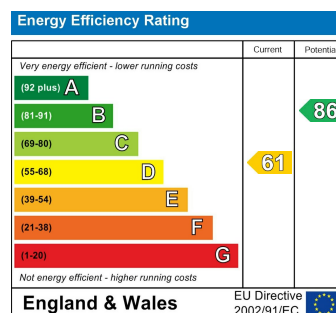
The vendor has advised the following:

Property Tenure is Freehold

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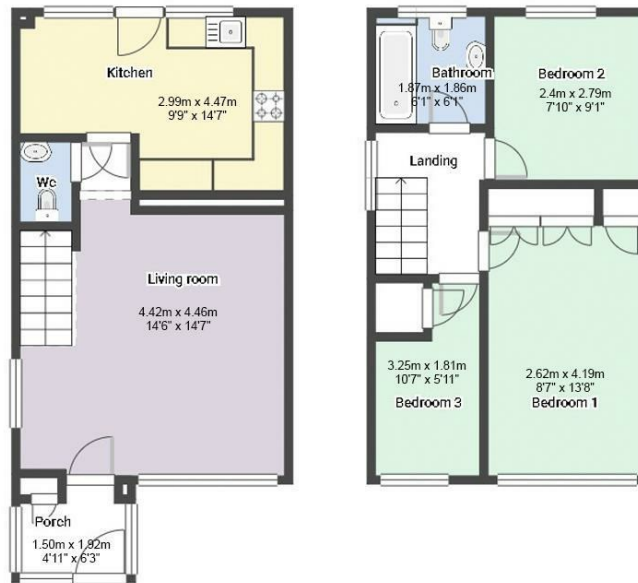
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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