

HoldenCopley

PREPARE TO BE MOVED

Standhill Road, Carlton, Nottinghamshire NG4 1JZ

Guide Price £190,000 - £220,000

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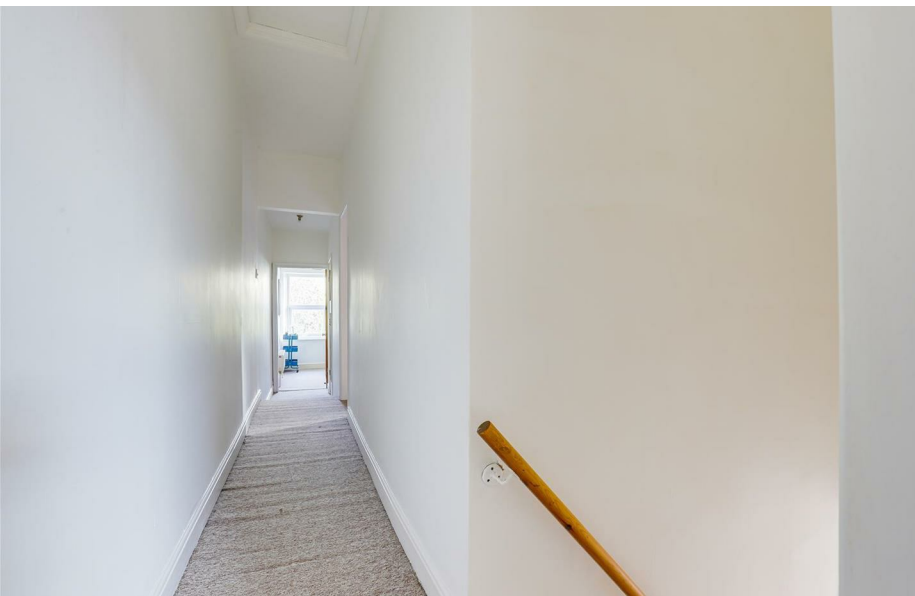
GUIDE PRICE: £190,000 - £210,000

THE PERFECT STARTER HOME...

Nestled within a convenient location, this well-presented three-bedroom semi-detached house stands as the epitome of an ideal starter home for first-time buyers or a lucrative investment opportunity. Positioned within reach of an array of local amenities, bustling shops, and excellent schools, it effortlessly combines accessibility with comfort. The easy commuting links and close proximity to Nottingham City Centre enhance the appeal of this property. The ground floor welcomes you with a cosy living room, a charming dining room, a thoughtfully fitted kitchen, and a functional utility room, offering a seamless flow of daily activities. Ascending to the first floor, three well-proportioned bedrooms await, serviced by a shower suite, ensuring comfort and convenience for its occupants. Beyond the interiors, a delightful outdoor space awaits, boasting an enclosed garden featuring a patio and a decking area, perfect for unwinding and entertaining against the backdrop of this inviting abode.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Galley-Style Kitchen
- Separate Utility Room
- Shower Room Suite
- Enclosed Garden
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

11'10" x 12'0" (3.62m x 3.66m)

The living room has a UPVC double-glazed bow window to the front elevation, exposed wooden flooring, coving to the ceiling, a TV point, a feature fireplace with a decorative surround, a radiator and a single door providing access into the accommodation

Dining Room

12'0" x 11'10" (3.67m x 3.63m)

The dining room has coving to the ceiling, exposed wooden flooring, a radiator and double doors opening out to the rear garden

Kitchen

10'10" x 6'10" (3.31m x 2.10m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob, extractor fan and stainless steel splashback, space for a fridge freezer, tiled splashback and a UPVC double-glazed window to the side elevation

Utility Room

6'11" x 5'3" (2.13m x 1.62m)

The utility room has a fitted worktop, space and plumbing for a washing machine with a separate tumble-dryer, tiled flooring, a wall-mounted BAXI boiler, a radiator, a single-glazed window to the rear elevation and a single door providing access to the rear garden

FIRST FLOOR

Landing

22'10" x 2'8" (6.97m x 0.83m)

The landing has carpeted flooring, access to the loft and provides access to the first floor accommodation

Master Bedroom

8'8" x 12'0" (2.66m x 3.66m)

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

Bedroom Two

8'11" x 11'10" (2.72m x 3.63m)

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

Bedroom Three

8'11" x 6'11" (2.74m x 2.13m)

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

Bathroom

4'11" x 3'8" (1.51m x 1.12m)

The bathroom has a low level dual flush W/C, a wash basin, a shower enclosure with a wall-mounted electric shower and a bi-folding shower screen, an extractor fan, partially tiled walls and a UPVC double-glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is on-street parking

Rear

To the rear of the property is a private enclosed garden with a decked seating area, an outdoor tap, a patio area, a lawn, a shed, fence panelling and gated access

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.

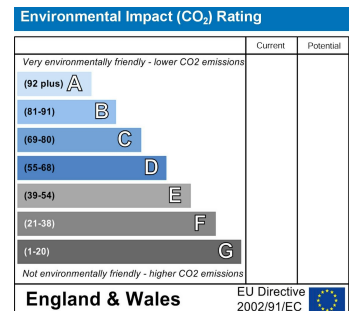
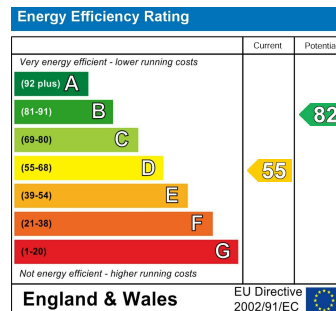
The vendor has advised the following:

Property Tenure is Freehold

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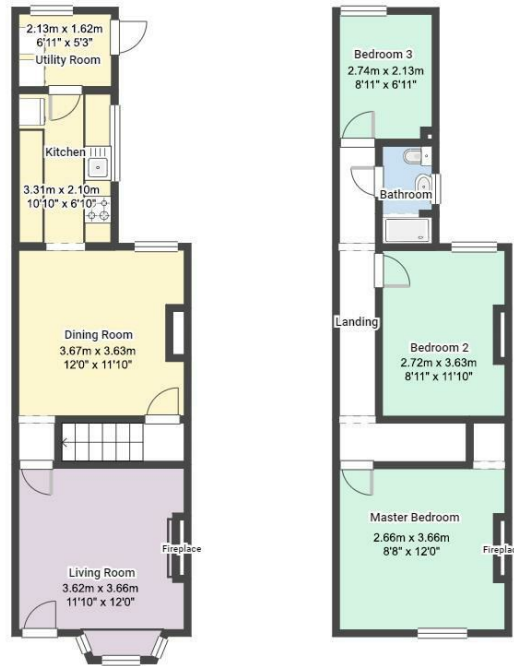
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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