

HoldenCopley

PREPARE TO BE MOVED

Park Avenue, Carlton, Nottinghamshire NG4 3DP

Guide Price £200,000 - £250,000

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GUIDE PRICE £200,000 - £225,000

NO UPWARD CHAIN...

Welcome to this three-bedroom semi-detached house, a blank canvas brimming with the potential to craft your ideal family home. This delightful property is a beacon of opportunity, boasting a convenient absence of no upward chain. Nestled on a peaceful cul-de-sac, it is near an array of local amenities. From shops to eateries, schools to commuting links, everything essential for modern living is within reach. Stepping inside, you're greeted by two versatile reception rooms, offering boundless possibilities for personalisation. An inviting sunroom extends the living space. The fitted kitchen stands ready to cater to your culinary aspirations, while a convenient ground-floor three-piece bathroom suite adds to the practicality of the layout. Ascending to the upper level, discover two double bedrooms alongside a cosy single bedroom, ensuring ample accommodation for residents. Outside, the property presents a driveway that provides off-road parking, framed by an enchanting array of plants and shrubs that enhance its curb appeal. The rear boasts a generously sized garden featuring a lawn and a patio area perfect for enjoying the outdoors, while a convenient outdoor W/C adds to the practicality. Access to the detached garage via a private road offers additional storage or parking options.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Sunroom
- Ground Floor Three-Piece Bathroom Suite
- Driveway & Garage
- Bursting With Potential
- No Upward Chain
- Popular Location





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator and a single UPVC door providing access into the accommodation.

Living Room

13'6" into bay x 12'7" (4.13m into bay x 3.85m)

The living room has carpeted flooring, coving to the ceiling, a fireplace and a UPVC double-glazed bay window to the front elevation.

Dining Room

9'3" x 9'0" (2.82m x 2.76m)

The dining room has carpeted flooring, two radiators, an in-built storage cupboard, two windows to the rear elevation and a single door providing access to the sunroom.

Sunroom

8'7" x 3'10" (2.63m x 1.18m)

The sunroom has tiled flooring, a polycarbonate roof, UPVC double-glazed windows and a single UPVC door providing access to the rear garden.

Kitchen

9'5" x 8'3" (2.89m x 2.54m)

The kitchen has a range of fitted base units with rolled-edge worktops, a stainless steel sink with a drainer and taps, coving to the ceiling, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear.

Bathroom

9'3" x 6'0" (2.84m x 1.85m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, partially tiled walls, tiled flooring, coving to the ceiling and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

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

Master Bedroom

14'2" x 11'10" (4.33m x 3.61m)

The main bedroom has carpeted flooring, a radiator, fitted wardrobes and two double-glazed windows to the front elevations.

Bedroom Two

11'5" x 7'11" (3.49m x 2.43m)

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

Bedroom Three

8'4" x 7'3" (2.56m x 2.22m)

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

OUTSIDE

Front

The front of the property has a driveway, gated access to the rear garden, and a range of plants and shrubs.

Rear

To the rear property is an enclosed garden with a lawn, paved patio areas, plants and shrubs, a picket fence and fence panelling.

Garage

The detached garage has a power supply, courtesy lighting, ample storage or additional parking, a single door providing access to the rear garden and an electric up-and-over door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast broadband is available with the highest download speed of 1000 Mbps and highest upload speed 220 Mbps

Phone Signal – Phone Signal – Good coverage of Voice, 3G 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

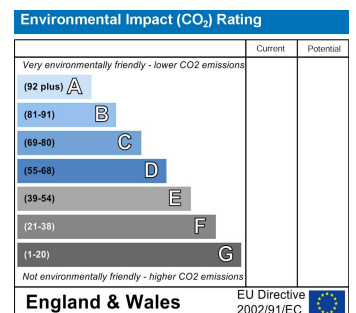
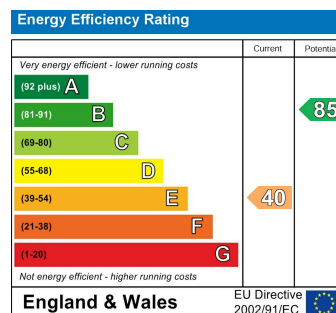
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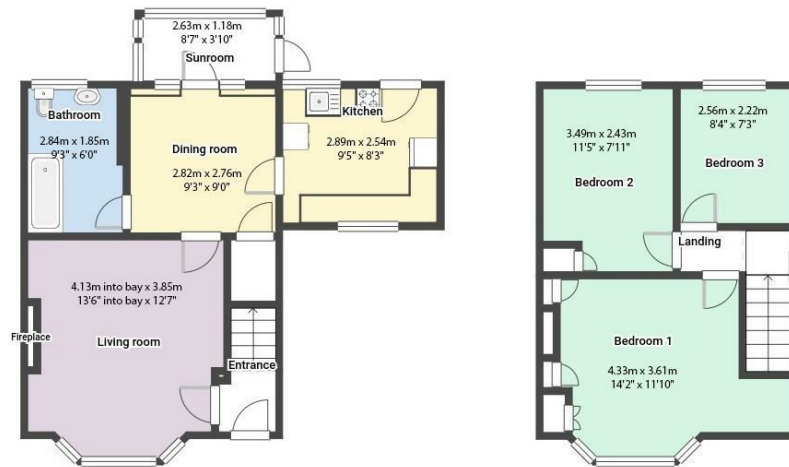
Property Tenure is Freehold

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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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