

HoldenCopley

PREPARE TO BE MOVED

Allwood Drive, Carlton, Nottinghamshire NG4 3EH

£90,000

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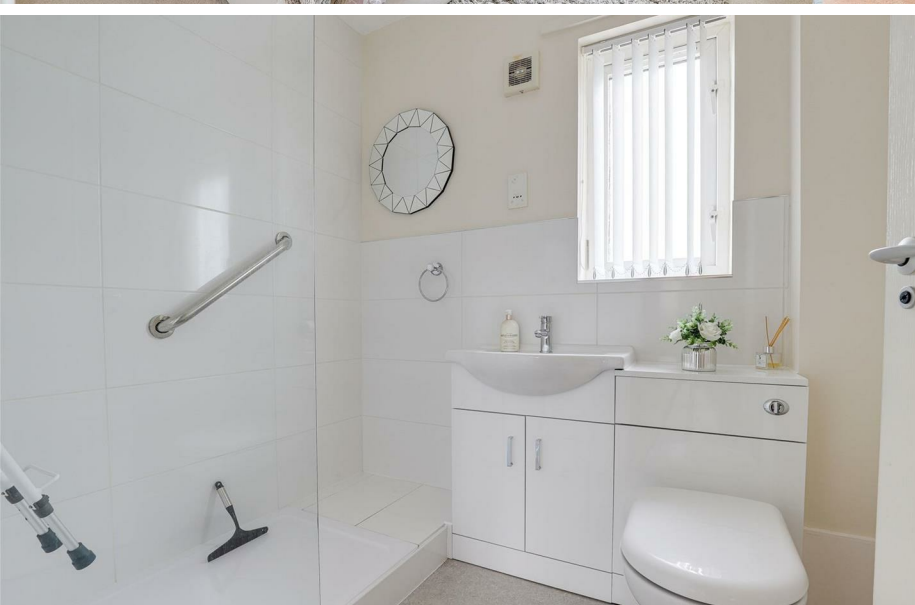


CASH BUYERS ONLY - 50% SHARED OWNERSHIP...

This inviting mid-terraced house presents an enticing opportunity with no upward chain, perfect for those seeking to enter the property market through a 50% shared ownership scheme, exclusive to cash buyers. Nestled in a tranquil area, it offers a peaceful retreat while still providing easy access to a myriad of local amenities, superb transport links, supermarkets, and seamless connections to the bustling City Centre. Well-maintained with neutral decor throughout, this residence is ready to welcome its new occupants. The ground floor boasts an entrance hall leading to a comfortable living room, a well-appointed fitted kitchen diner, and a sunlit conservatory, offering versatile spaces for relaxation and entertainment alike. Ascending to the first floor reveals two generously proportioned double bedrooms, serviced by a bathroom suite, ensuring ample comfort for residents. Outside, a driveway to the front provides convenient off-road parking, while an enclosed low-maintenance garden at the rear offers a private oasis.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Good-Sized Living Room
- Fitted Kitchen Diner
- Conservatory
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- Driveway
- Shared Ownership - 50%
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a wall-mounted electric heater, and a single UPVC door with a stained-glass insert providing access into the accommodation.

Living Room

12'11" x 11'9" (3.96m x 3.59m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a feature fireplace with a decorative surround, and an in-built cupboard.

Kitchen Diner

8'8" x 15'0" (2.65m x 4.59m)

The kitchen has a range of fitted base and wall units with worktops, a circular stainless steel sink with a mixer tap and drainer, a freestanding cooker and an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a wall-mounted electric heater, wood-effect flooring, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the rear garden.

Conservatory

10'10" x 7'5" (3.32m x 2.28m)

The conservatory has wood-effect flooring, a wall-mounted electric heater, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and a sliding patio door opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

8'8" x 11'10" (2.66m x 3.63m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a wall-mounted electric heater, and two in-built cupboards.

Bedroom Two

7'11" x 12'7" (2.43m x 3.84m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a wall-mounted electric heater.

Bathroom

5'5" x 6'8" (1.66m x 2.05m)

The bathroom has a concealed dual flush W/C combined with a wash basin and fitted storage, a walk-in shower enclosure with a wall-mounted electric shower fixture, an electrical shaving point, vinyl flooring, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

To the front of the property is a block-paved driveway with decorative shrubs. To the rear of the property is a low maintenance garden with paved patio, gravelled areas, various shrubs, a shed, and fence panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Central Heating

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G / Some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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): £9.32

Shared Ownership - 50% Share - Monthly Rent: £312.39

Property Tenure is Leasehold. Term: 99 years from 25th December 1994 - Term remaining 69 years.

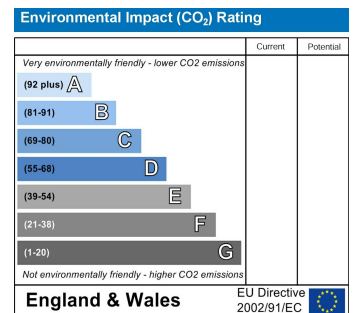
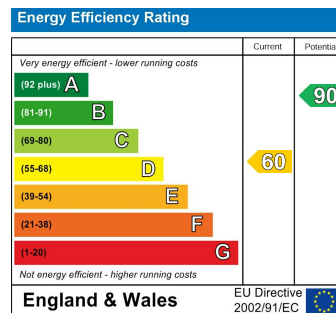
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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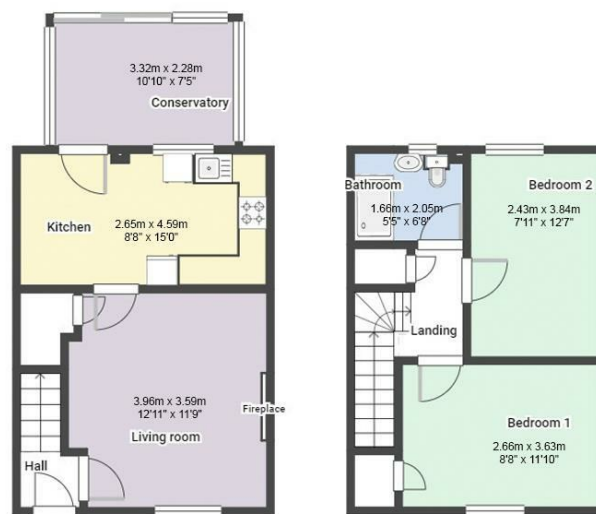
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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