

# HoldenCopley

PREPARE TO BE MOVED

Belper Avenue, Carlton, Nottinghamshire NG4 3SE

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Guide Price £240,000 - £250,000

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PLENTY OF POTENTIAL...

Introducing this two-bedroom detached bungalow, offering no upward chain. Situated in a popular location, this property enjoys proximity to many local amenities, including shops, eateries, schools, and excellent commuting links. Upon entering, a hallway provides access to a spacious reception room. The fitted kitchen offers functionality and practicality. The accommodation features two double bedrooms, complemented by a convenient shower room to complete the layout. Outside, the property boasts a driveway to the front, providing off-road parking for multiple cars and access to the garage. The front garden area features decorative stones, plants, and shrubs, adding a touch of charm to the exterior. To the rear, you'll find an enclosed garden, featuring a lawn, and a patio area for enjoying the outdoors. Additionally, there is access to a workshop, providing a versatile space for hobbies or DIY projects.

MUST BE VIEWED



- Detached Bungalow
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Shower Room
- Driveway & Garage
- Enclosed Garden
- Plenty Of Potential
- No Upward Chain
- Popular Location

## ACCOMMODATION

### Porch

3'11" x 2'9" (1.21m x 0.84m )

The porch has tiled flooring and double UPVC doors providing access into the accommodation.

### Hallway

19'0" x 5'3" (max) (5.80m x 1.61m (max))

The hallway has carpeted flooring, a radiator, access to the loft and a single door providing access from the porch.

### Living/Dining Room

18'4" x 12'4" (max) (5.59m x 3.76m (max))

The living/dining room has carpeted flooring, a radiator, coving to the ceiling, two UPVC obscure windows to the side elevation and a sliding patio door opening out to the rear garden.

### Kitchen

11'2" x 10'10" (max) (3.42m x 3.32m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, space and plumbing for a washing machine, a wall-mounted boiler, partially tiled walls, carpeted flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

### Master Bedroom

12'5" x 10'4" (max) (3.79m x 3.17m (max))

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

### Bedroom Two

12'5" x 8'9" (max) (3.80m x 2.69m (max))

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

### Shower Room

7'4" x 6'10" (2.26m x 2.09m )

The shower room has a low level flush W/C, a vanity storage unit with a wash basin, a shower enclosure, a radiator, partially tiled walls, an in-built storage cupboard, carpeted flooring and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage, open access to the rear garden, a garden area with decorative stones and plants and shrubs.

### Garage

15'8" x 8'2" (4.79m x 2.49m )

The garage has a power supply, courtesy lighting, ample storage space, a window to the side elevation and an electric up-and-over door.

### Rear

To the rear of the property is an enclosed garden with a lawn, access to the workshop, a patio area, plants and shrubs and new fence panelling.

### Workshop

9'5" x 8'2" (2.89m x 2.50m )

The workshop has courtesy lighting, a window to the rear elevation and a single door to provide access.

## 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 available with the highest download speed at 1000Mbps - highest upload speed 220Mbps

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

## DICLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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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