

HoldenCopley

PREPARE TO BE MOVED

Coningswath Road, Carlton, Nottinghamshire NG4 3SG

Guide Price £190,000 - £200,000

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NO UPWARD CHAIN...

Presenting this three-bedroom property offers no upward chain. Ideally situated in a popular location close to local amenities, including shops, Carlton Forum Leisure Centre, schools, and excellent commuting links. Upon entry, you're greeted by a reception room, providing the potential for a comfortable space for relaxation and entertainment. The fitted kitchen offers functionality and convenience, while the ground floor three-piece bathroom suite adds practicality to the layout. Ascending to the upper level, you'll find two double bedrooms along with a single bedroom, providing ample space for a growing family or accommodating guests. Externally, the front of the property boasts an enclosed garden with a lawn offering a pleasant outdoor space. The rear garden offers double-gated access to the driveway, providing off-road parking for multiple cars. Additionally, there is access to the garage, two sheds for storage, a pond and a patio seating area perfect for enjoying the outdoors.

MUST BE VIEWED



- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Ground Floor Bathroom
- Driveway & Garage
- Enclosed Garden
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall

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

Living Room

13'3" x 10'6" (4.04m x 3.21m)

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

Hall

The hall has tiled flooring and a single composite door providing access to the rear garden.

Kitchen

10'2" x 10'1" (3.10m x 3.08m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor fan, space and plumbing for a washing machine, an in-built storage area, a wall-mounted boiler, partially tiled walls, tiled flooring, a vertical radiator and a UPVC double-glazed window to the front elevation.

Bathroom

5'6" x 5'4" (1.68m x 1.64m)

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

FIRST FLOOR

Landing

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

Master Bedroom

16'5" x 10'7" (5.02m x 3.23m)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard and two UPVC double-glazed windows to the front and rear elevations.

Bedroom Two

10'2" x 8'7" (3.10m x 2.63m)

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

Bedroom Three

7'2" x 7'0" (2.19m x 2.15m)

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

OUTSIDE

Front

To the front of the property is an enclosed garden with a lawn, gated access to the rear garden and hedge borders.

Rear

To the rear of the property is double-gated access to the driveway providing off-road parking for multiple cars, access to the garage, two sheds, a paved patio area, a pond, fence panelling and a hedge border.

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 at 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The Government website states this is a high risk flooding area

Flood Defenses – No

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.

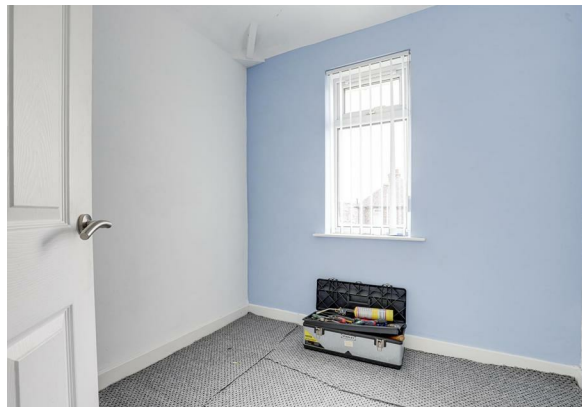
The vendor has advised the following:

Property Tenure is Freehold

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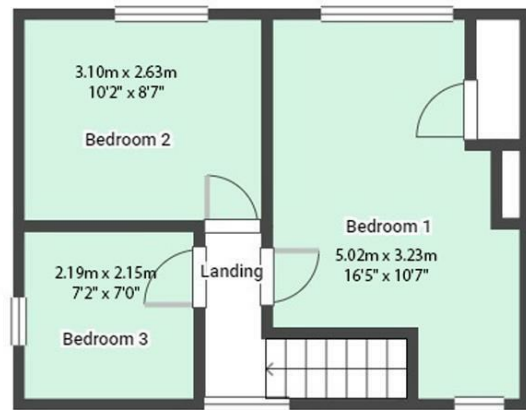
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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