

# HoldenCopley

PREPARE TO BE MOVED

Carlton Hill, Carlton, Nottinghamshire NG4 IGL

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£280,000

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WELL-PRESENTED THROUGHOUT...

Introducing this four-bedroom semi-detached house nestled in the popular location on Carlton Hill, enjoying proximity to a wealth of local amenities including shops, eateries, bars, and excellent commuting links with Nottingham City Centre just a short drive away. Upon entering, you are greeted by a welcoming entrance hall, leading to a reception room featuring a spacious living area with a large bay window that floods the room with natural light. The open access to the dining room creates a seamless flow, perfect for entertaining guests or relaxing with family. A modern fitted kitchen awaits, boasting ample countertop space and storage cupboards. Completing the ground floor is a convenient W/C, doubling up as a utility room for added practicality. Ascending to the upper level, you'll find two double bedrooms along with a well-proportioned single bedroom. A stylish three-piece bathroom suite adds a touch of luxury to everyday living. The top level of the house features an additional double bedroom, complete with an en-suite bathroom. Outside, the property boasts access to on-street parking at the front, while the rear presents a generously sized enclosed garden. This outdoor space features a lawn and a variety of plants and shrubs perfect for enjoying the outdoors.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W/C / Utility Room
- Bathroom & En-Suite
- On-Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Hallway

The hallway has wooden flooring, carpeted stairs, a radiator, and a single UPVC door providing access into the accommodation.

### Living Room

14'2" x 11'6" (4.32 x 3.53)

This living room has carpeted flooring, a radiator, a recessed chimney break alcove, open access to the dining room and a UPVC double-glazed bay window to the front elevation.

### Dining Room

12'2" x 9'0" (3.71 x 2.76)

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

### Kitchen

15'5" x 9'3" (4.70 x 2.84)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a drainer and a swan neck mixer tap, space for a range cooker, space and plumbing for a washing machine, an extractor fan, partially tiled walls, an in-built storage cupboard, recessed spotlights, a radiator, vinyl flooring, two UPVC double-glazed windows to the side elevations and a single UPVC door providing access to the rear garden.

### W/C - Utility Room

7'7" x 5'7" (2.32 x 1.72)

This space has a low level dual flush W/c, a counter top wash basin, space and plumbing for a washing machine, a radiator, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring and access to the first floor accommodation.

### Bedroom Two

15'2" x 11'5" (4.64 x 3.49)

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

### Bedroom Three

12'3" x 9'3" (3.74 x 2.84)

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

### Bedroom Four

10'11" x 6'5" (3.34 x 1.98)

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

### Bathroom

9'2" x 4'1" (2.81 x 1.26)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath, an extractor fan, a heated towel rail, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

## SECOND FLOOR

### Master Bedroom

19'10" x 14'5" (6.06 x 4.41)

The main bedroom has carpeted flooring, two radiators, access to the first floor accommodation and access to the en-suite and a UPVC double-glazed window to the front elevation.

### En-Suite

6'2" x 4'2" (1.90 x 1.28)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, a walk-in shower with an electric shower fixture, a radiator, an extractor fan, partially tiled walls and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is access to on-street parking, gated access to the rear garden and a brick-wall boundary.

### Rear

To the rear of the property is a generous sized enclosed garden with a lawn, a shed, a range of plants and shrubs and fence panelling boundary.

## 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

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Has previously had damp but has since been resolved and has a guarantee in place.

## 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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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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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