

HoldenCopley

PREPARE TO BE MOVED

Fraser Road, Carlton, Nottinghamshire NG4 1NQ

Guide Price £225,000 - £230,000

Fraser Road, Carlton, Nottinghamshire NG4 1NQ



GUIDE PRICE £225,000 - £235,000

LOCATION LOCATION LOCATION...

Nestled in a sought-after location, this mid-terrace house is ideal for families or those in search of a home that's ready to move straight in. To the ground floor is an entrance hall, spacious living room and a fitted kitchen. Ascend the stairs to discover the first floor, where three bedrooms and a four-piece bathroom await. Additionally, the boarded loft space provides ample room for storage. Outside, the property boasts a driveway accommodating one vehicle and a convenient garage, catering to practical needs with ease. Meanwhile the rear garden features a patio area perfect for alfresco dining, a lawn and a shed for storage solutions. Located near Gedling Country Park, local amenities, shops, excellent transportation connections, and renowned school districts, this home epitomises contemporary family living in a highly desirable area.

MUST BE VIEWED





- Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Four Piece Bathroom Suite
- Private Enclosed Rear Garden
- Off-Street Parking
- Excellent Transport Links
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'11" x 4'0" (1.20m x 1.24m)

The entrance hall has wood-effect flooring and a single UPVC door providing access into the accommodation.

Living Room

13'0" x 15'3" (3.97m x 4.67m)

The living room has a UPVC double-glazed window to the front elevation, a vertical radiator and a radiator, carpeted flooring and a feature fireplace with a decorative surround, a TV point and a built-in cupboard - which has space for a washing machine and a tumble-dryer.

Hall

The hall has carpeted flooring, a vertical radiator and wooden stairs with recessed downlights.

Kitchen Diner

11'7" x 15'3" (3.54m x 4.67m)

The kitchen has a range of fitted shaker style base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, a gas hob with an extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, a vertical radiator and a column radiator, partially tiled walls, tiled and wood-effect flooring, recessed spotlights, two UPVC double-glazed windows to the rear elevation and a UPVC single door with an obscure glass insert providing access out to the garden.

FIRST FLOOR

Landing

9'6" x 5'11" (2.91m x 1.81m)

The landing has carpeted flooring, two wall-mounted light fixtures, access to the boarded loft via a drop down ladder and provides access to the first floor accommodation.

Master Bedroom

8'11" x 13'0" (2.72m x 3.98m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and a built-in storage cupboard.

Bedroom Two

7'8" x 11'7" (2.36m x 3.55m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and a built-in wardrobe.

Bedroom Three

5'11" x 9'3" (1.82m x 2.84m)

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

Bathroom

7'1" x 8'5" (2.17m x 2.59m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a double ended free standing bath with a central wall-mounted tap, a corner fitted shower enclosure, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, a built-in cupboard and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with the availability to park one vehicle, a garage and steps providing access into the accommodation.

Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a patio area, a raised lawn area and a shed.

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 1000 Mbps (Highest available download speed)100 Mbps (Highest available upload speed)

Phone Signal – Some 3G, 4G & 5G available

Sewage – No

Flood Risk – No

Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Communal Facilities - the pedestrian access is shared with adjoining properties

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.

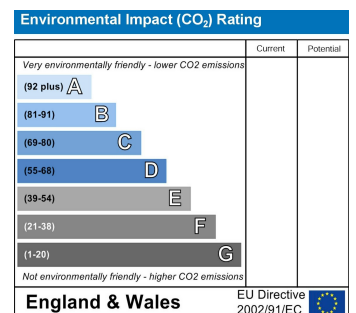
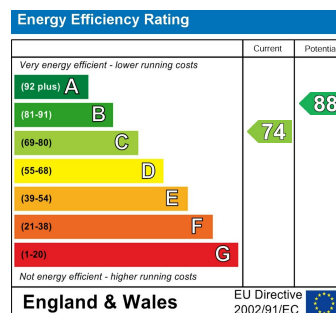
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

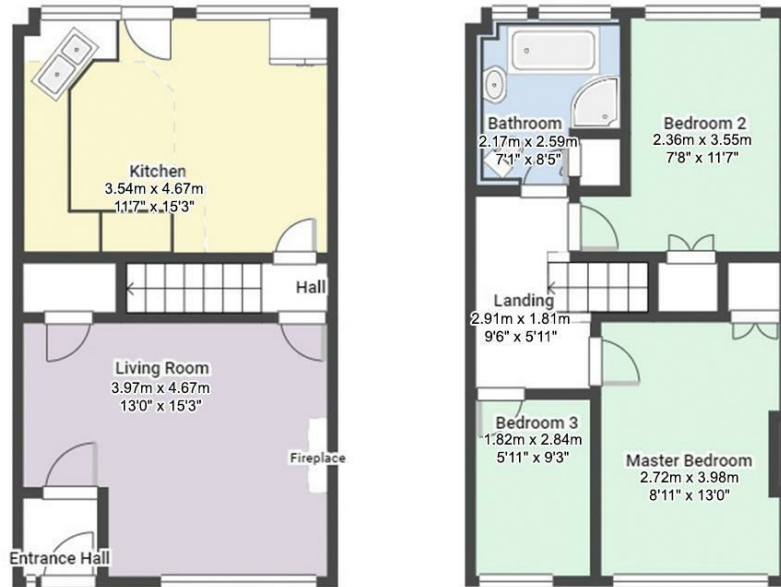
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Fraser Road, Carlton, Nottinghamshire NG4 1NQ

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.