

HoldenCopley

PREPARE TO BE MOVED

Avondale Road, Carlton, Nottinghamshire NG4 1AF

Guide Price £250,000 - £280,000

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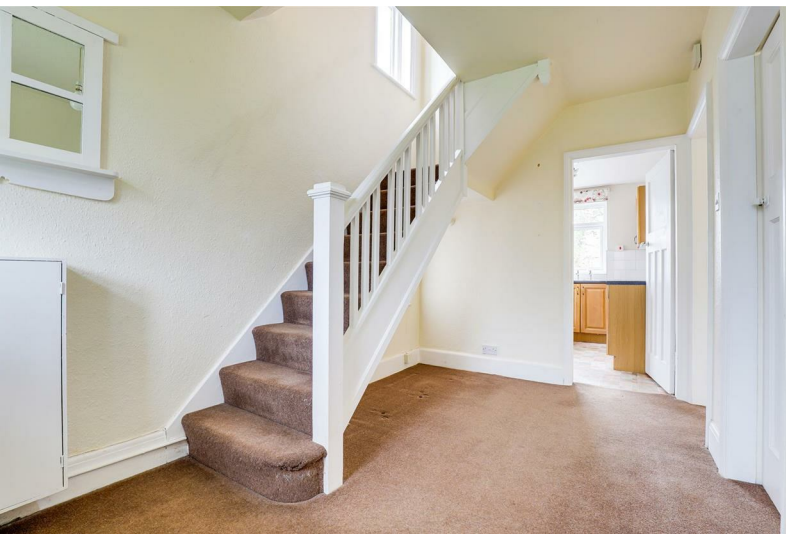


GUIDE PRICE £250,000 - £275,000

NO UPWARD CHAIN...

Introducing this three-bedroom detached house, offering ample potential and the convenience of no upward chain. Nestled in a popular location, this residence is conveniently situated close to an array of local amenities, including shops, eateries, schools, and excellent commuting links. Upon entry, a hallway provides access to the spacious living room, boasting open-plan access to the dining room at both ends, adorned with large bay windows that flood the space with natural light. Completing the ground floor is a fitted kitchen, providing functionality and convenience. Ascending to the upper level, you'll find two double bedrooms, both featuring fitted wardrobes, alongside a single bedroom with a fitted storage cupboard. The layout is completed by a bathroom and a separate W/C. Outside, to the front is a driveway providing off-road parking and a garden area with a lawn. The enclosed rear garden is generously sized and features a patio seating area, a lawn, and a variety of plants and shrubs. Additionally, access to the garage provides ample storage space for your convenience.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom & Separate W/C
- Driveway & Garage
- Plenty Of Potential
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hall

12'3" x 7'8" (3.75m x 2.34m)

The entrance hall has carpeted flooring, a radiator, obscure stained glass windows to the front elevation and a single door providing access into the accommodation.

Living Room

13'5" x 11'2" (4.11m x 3.42m)

The living room has carpeted flooring, two radiators, a feature fireplace, open access to the dining room and a UPVC double-glazed bay window to the front elevation.

Dining Room

11'2" x 15'4" (3.41m x 4.69m)

The dining room has carpeted flooring, a radiator, a fireplace and a UPVC double-glazed bay window to rear elevation.

Kitchen

7'7" x 9'11" (2.33m x 3.04m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer taps, partially tiled walls, a radiator, vinyl flooring, two UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

4'9" x 9'3" (1.47m x 2.84m)

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

Master Bedroom

10'9" x 13'6" (3.29m x 4.13m)

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

Bedroom Two

10'9" x 13'5" (3.29m x 4.09m)

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

Bedroom Three

7'10" x 7'8" (2.39m x 2.36m)

The third bedroom has carpeted flooring, a radiator, ceiling coving, fitted storage and a UPVC double-glazed bow window to the front elevation.

Bathroom

7'1" x 7'8" (2.17m x 2.35m)

The bathroom has a pedestal wash basin, a shower enclosure with an electric shower fixture, a fitted storage cupboard, a radiator, [partially tiled walls, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

W/C

The space has a low level dual flush W/C, vinyl flooring and a window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking,

double-gated access to the rear garden, a lawn, fence panelling and a brick wall boundary.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, access to the garage that provide ample storage space, a mature tree, plants and shrubs and fence panelling boundary.

DISCLAIMER

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:

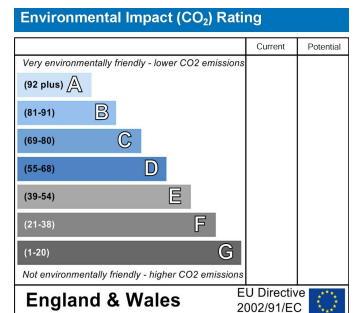
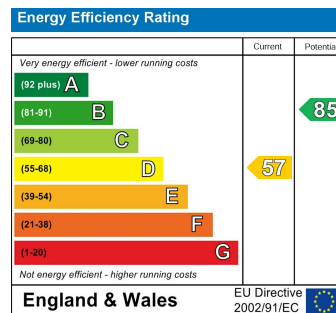
Property Tenure is Freehold

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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.

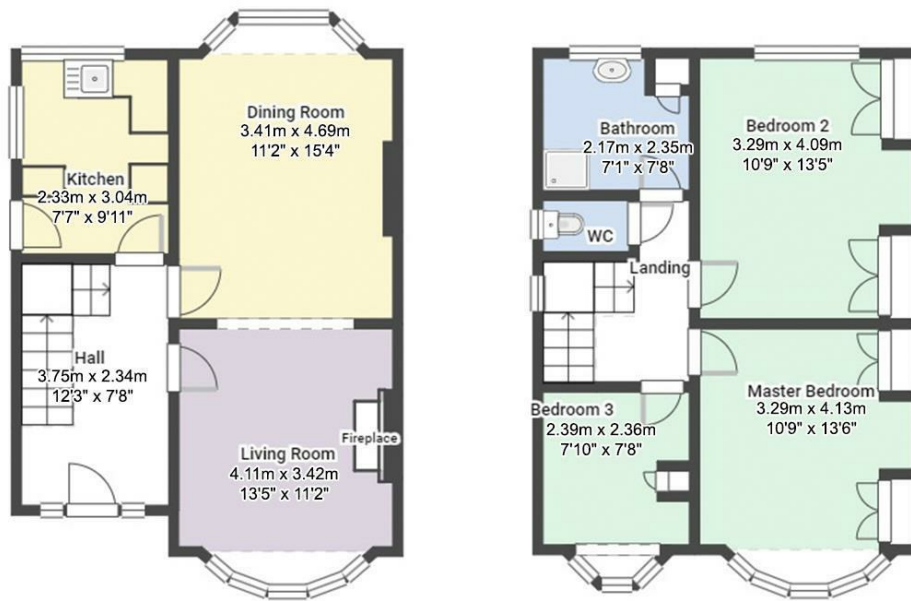
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies.

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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