

# HoldenCopley

PREPARE TO BE MOVED

Coningswath Road, Carlton, Nottinghamshire NG4 3SH

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Guide Price £190,000 - £200,000

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**Due to high demand on this property, we are no longer accepting viewings.**

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NO UPWARD CHAIN...

This three-bedroom semi-detached house, offered with no upward chain, is located in a popular area with amenities including shops, eateries, schools, and excellent commuting links. Upon entering, the hallway opens into a spacious reception room perfect for relaxation and entertaining. The modern kitchen is well-equipped for all culinary needs, and the ground floor is completed by a sleek three-piece bathroom suite. Upstairs, you'll find three generous double bedrooms and a single bedroom, along with another three-piece bathroom suite, ensuring ample space for family and guests. Outside, the property features a front driveway that provides off-road parking. The rear of the house boasts an enclosed garden, perfect for outdoor enjoyment, with a decked seating area leading up to an artificial lawn and a charming summer house, offering a perfect retreat for leisure or hobbies.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Two Bathrooms
- Driveway
- Enclosed Garden With Summerhouse
- No Upward Chain
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

4'5" x 2'9" (1.37m x 0.84m)

The entrance hall has carpeted flooring, a fitted storage cupboard, coving to the ceiling and a single composite door providing access into the accommodation.

### Living Room

13'1" x 12'7" (4.00m x 3.86m)

The living room has wood-effect flooring, a radiator, ceiling coving, a recessed chimney breast alcove with a wooden beam and a UPVC double-glazed window to the front elevation.

### Hall

7'3" x 2'9" (2.22m x 0.86m)

The hall has laminate wood-effect flooring, a radiator and a single UPVC door providing access to the rear garden.

### Kitchen

6'7" x 7'11" (2.02m x 2.42m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven & hob, partially tiled walls, laminate wood-effect flooring, ceiling coving and a UPVC double-glazed window to the rear elevation.

### Bathroom

5'6" x 2'9" (1.69m x 0.84m)

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

## FIRST FLOOR

### Landing

2'8" x 7'11" (0.83m x 2.42m)

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

### Master Bedroom

12'8" x 10'5" (3.88m x 3.20m)

The main bedroom has carpeted flooring, a radiator, in-built fitted sliding door wardrobes and a UPVC double-glazed window to the front elevation.

### Bedroom Two

9'9" x 8'0" (2.99m x 2.46m)

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

### Bedroom Three

6'7" x 7'11" (2.02m x 2.42m)

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

### Bathroom

5'7" x 9'10" (1.72m x 3.00m)

The bathroom has a concealed low level flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, a heated towel rail and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a gravel driveway providing off-road parking, gated access to the rear, fence panelling and hedge border boundary.

### Rear

To the rear of the property is an enclosed garden with a decked seating area and steps leading up to an artificial lawn, a summer house with power supply & courtesy lighting. Fence panelling and hedge border boundary's.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

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 flood 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.

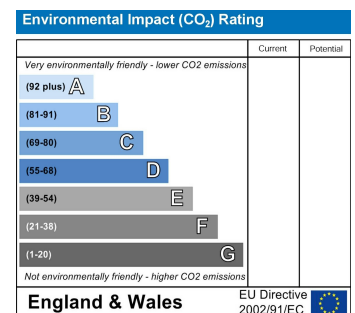
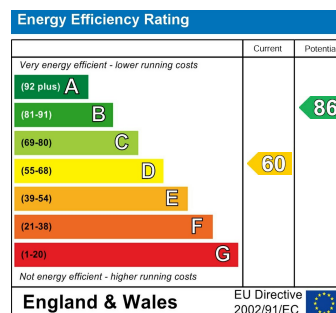
The vendor has advised the following:

Property Tenure is Freehold

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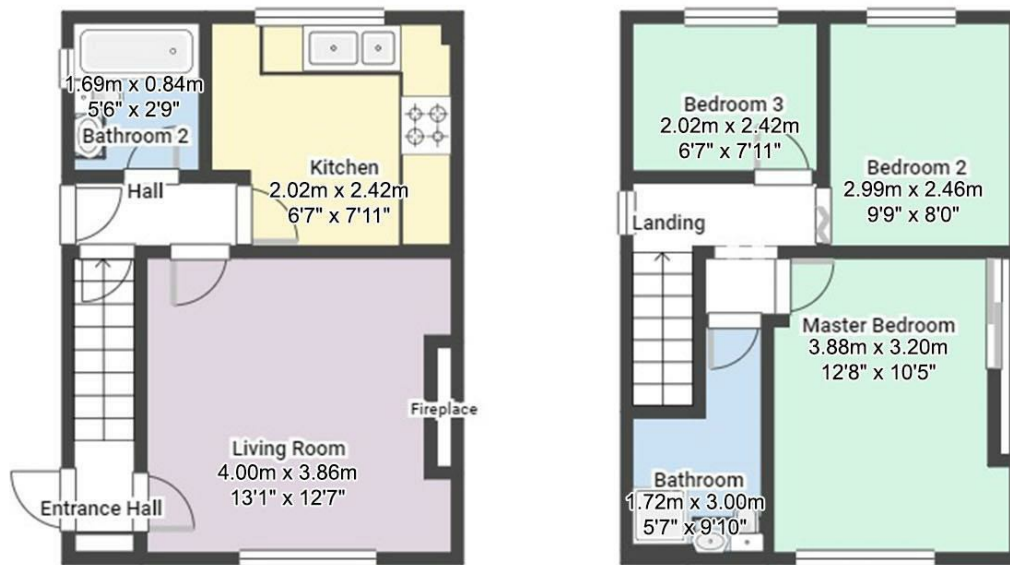
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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