

HoldenCopley

PREPARE TO BE MOVED

First Avenue, Carlton, Nottinghamshire NG4 IPH

Guide Price £270,000 - £300,000

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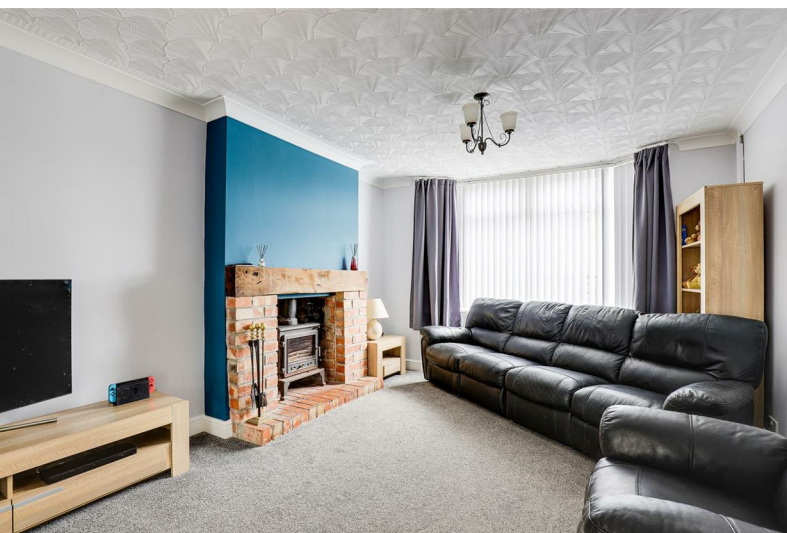


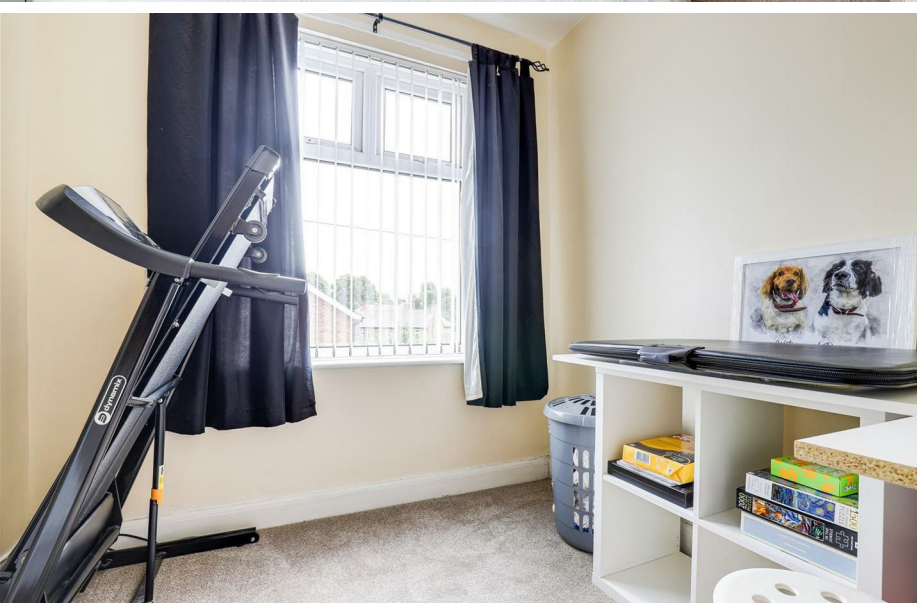
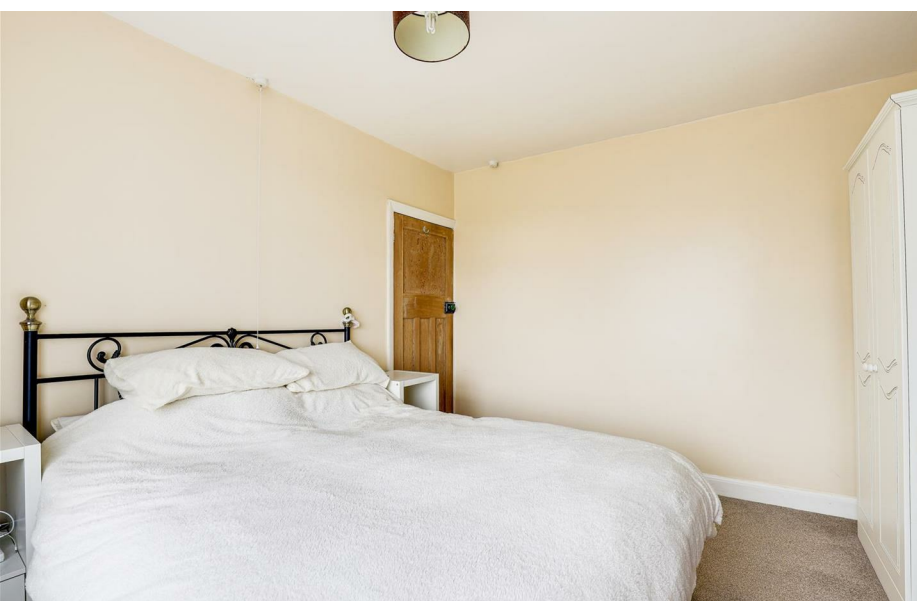
GUIDE PRICE £270,000 - £290,000

POPULAR LOCATION...

This three-bedroom detached house is ideally located just a stone's throw from Carlton Hill, providing easy access to a variety of local amenities, including shops, eateries, schools and regular transport links into the City Centre. Upon entering the house, you are greeted by a welcoming entrance hall that leads into a cosy living room. Double doors from the living room open into the dining room, which seamlessly connects to the modern kitchen, offering a perfect space for entertaining and family meals. The ground floor is further enhanced by a convenient utility room and a ground floor W/C, adding practicality to the home. Upstairs, the property boasts two spacious double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Externally, the house offers a driveway at the front, providing off-road parking. The rear of the property features an enclosed garden with a patio seating area, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'3" x 7'0" (3.43m x 2.15m)

The entrance hall has vinyl flooring, carpeted stairs, a radiator, an in-built storage cupboard, obscure stained glass windows and a single door providing access into the accommodation.

Living Room

15'10" x 11'6" (4.84m x 3.53m)

The living room has carpeted flooring, a radiator, ceiling coving, a recessed chimney breast alcove with an exposed brick surround, double doors providing access to the dining room and a UPVC double-glazed bay window to the front elevation.

Dining Room

8'0" x 10'0" (2.46m x 3.07m)

The dining room has vinyl flooring, a vertical radiator, ceiling coving, open access to the kitchen and double French doors opening out to the rear garden.

Kitchen

12'9" x 8'9" (3.89m x 2.67m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob & extractor fan, recessed spotlights, vinyl flooring and a UPVC double-glazed window to the rear elevation.

Utility Room

4'4" x 5'7" (1.33m x 1.71m)

The utility room has vinyl flooring, space and plumbing for a washing machine & tumble dryer and a single UPVC door providing access to the side of the property.

W/C

4'4" x 4'9" (1.33m x 1.47m)

This space has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

7'4" x 8'3" (2.25m x 2.53m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

11'3" x 11'9" (3.43m x 3.60m)

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation

Bedroom Two

11'3" x 10'9" (3.44m x 3.30m)

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

Bedroom Three

7'7" x 7'5" (2.32m x 2.28m)

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

Bathroom

7'3" x 7'7" (2.23m x 2.32m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double ended bath with central taps, a heated towel rail, tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing access off-road parking, double gated access to the rear garden and a brick-wall boundary.

Rear

To the rear of the property is an enclosed garden with a block-paved patio area and a brick-wall boundaries.

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.

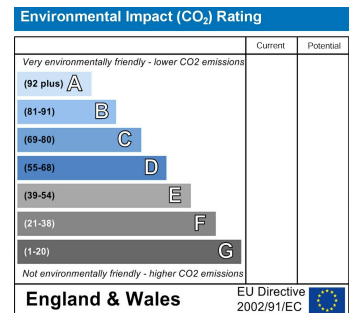
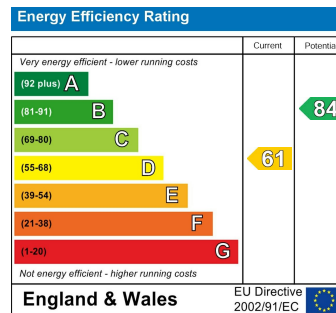
The vendor has advised the following:

Property Tenure is Freehold

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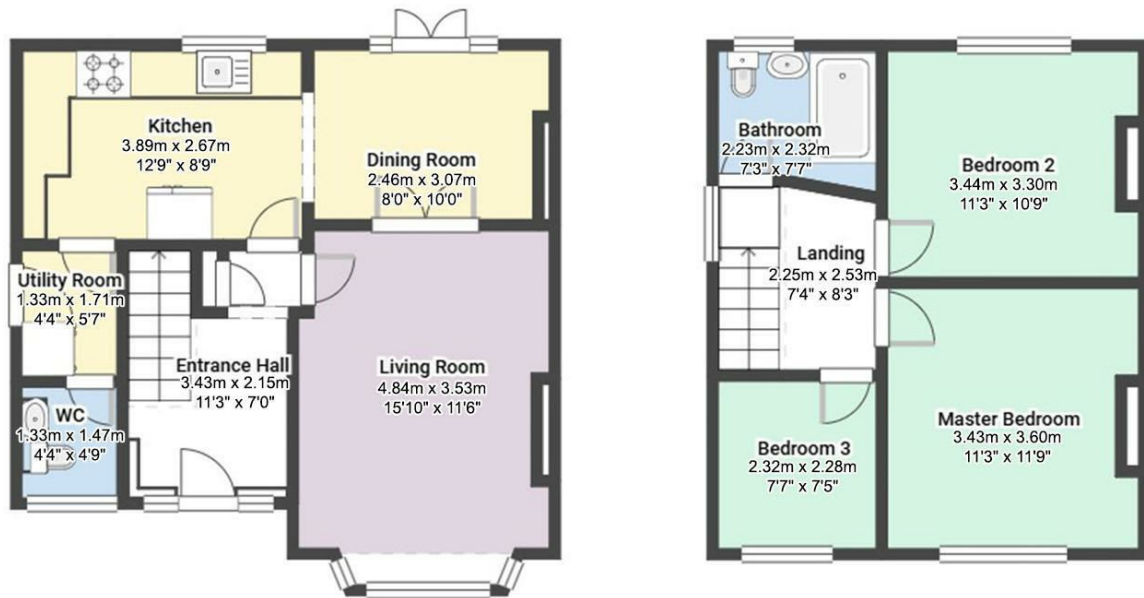
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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