

HoldenCopley

PREPARE TO BE MOVED

Cavendish Road, Carlton, Nottinghamshire NG4 3QF

Guide Price £205,000

Cavendish Road, Carlton, Nottinghamshire NG4 3QF



GUIDE PRICE: £205,000 - £220,000

WELL-PRESENTED THROUGHOUT...

This recently renovated three-bedroom semi-detached house is offering a move-in-ready home in a popular location. Close to local amenities such as shops, eateries, nurseries, schools, and excellent commuting links. Inside, the entrance hall leads to a bright reception room, perfect for relaxing or entertaining. The heart of the home is a modern kitchen, complete with a breakfast bar, providing a practical and stylish space for your culinary needs. The ground floor also includes a three-piece bathroom suite. Upstairs, the property features two double bedrooms and a well-sized single bedroom. The main bedroom boasts the luxury of a stylish en-suite for added convenience. Outside, the front of the property offers a large driveway with off-road parking for multiple cars. To the rear, there is an enclosed garden featuring a patio seating area and a lawn, creating the perfect outdoor space.

MUST BE VIEWED!





- Semi-Detached House
- Three-Bedrooms
- Reception Room
- Modern Kitchen
- Ground-Floor Bathroom
- Stylish En-Suite
- Driveway
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2*9" x 4*5" (0.85m x 1.35m)

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

Living Room

13*1" x 12*7" (4.01m x 3.84m)

The living room has laminate wood-effect flooring, a column radiator, ceiling coving and a UPVC double-glazed bay window to the front elevation.

Hall

7*3" x 2*7" (2.22m x 0.81m)

The hall has tiled flooring, an in-built storage cupboard and a single UPVC door providing access to the rear garden.

Kitchen

9*11" x 10*0" (3.03m x 3.07m)

The kitchen has a range of fitted base and wall units with a composite Apollo slab tech worktops, an undermount sink and a half with a mixer tap, an integrated oven, gas hob, extractor fan & dishwasher, space and plumbing for a washing machine, a breakfast bar, a column radiator, a tiled splash back, tiled flooring and a UPVC double-glazed window to the rear elevation.

Bathroom

5*9" x 6*9" (1.76m x 2.06m)

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

FIRST FLOOR

Landing

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

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

Master Bedroom

12*6" x 13*2" (3.83m x 4.02m)

The main bedroom has laminate wood-effect flooring, a vertical column radiator, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

5*2" x 5*4" (1.59m x 1.65m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, an extractor fan and laminate wood-effect flooring.

Bedroom Two

8*0" x 9*10" (2.45m x 3.02m)

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

Bedroom Three

6*9" x 7*11" (2.08m x 2.42m)

The third bedroom has laminate wood-effect flooring, a column radiator and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a large driveway providing off-road parking for multiple cars, gated access to the rear garden and hedge borders.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn, a shed and fence panelling boundaries.

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.

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, 4G & 5G

Sewage – Mains Supply

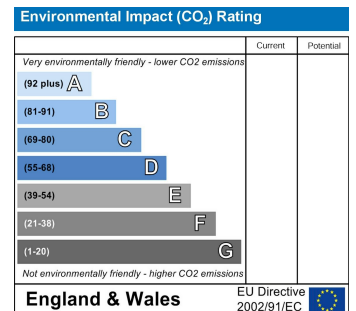
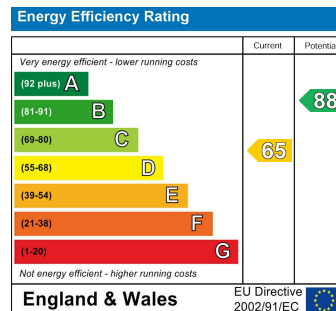
Flood Risk – The government website states this is a medium risk flood area.

Flood Defenses – No

Non-Standard Construction – No

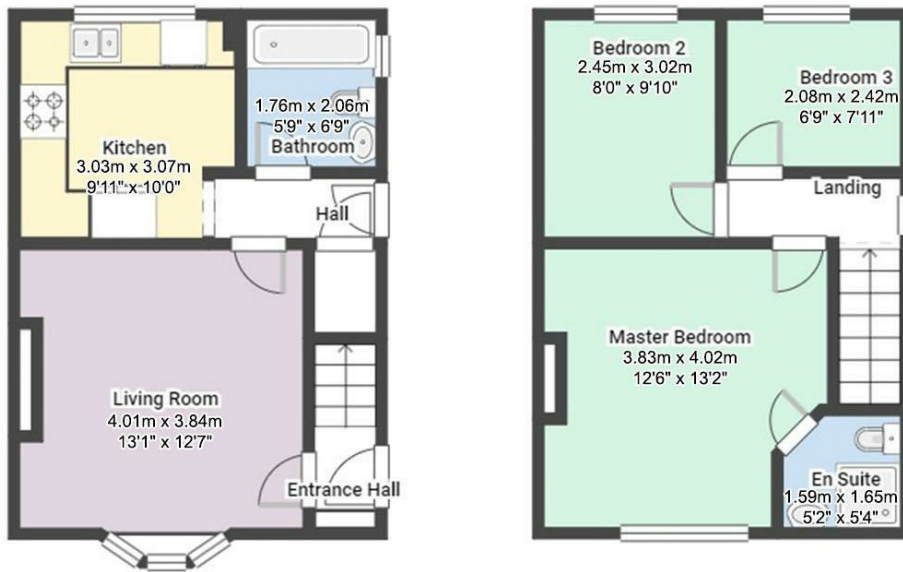
Any Legal Restrictions – No

Other Material Issues – No



Cavendish Road, Carlton, Nottinghamshire NG4 3QF

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: 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.