

HoldenCopley

PREPARE TO BE MOVED

Carlton Road, Carlton, Nottinghamshire NG3 7AF

Guide Price £200,000

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GUIDE PRICE... £200,000 - £225,000.

CASH BUYERS ONLY...

This detached bungalow, set on a generous plot, offers a fantastic opportunity for those seeking a project or single-storey living. Ideally suited for buyers looking to add their own touch, the property boasts excellent potential for renovation and customisation. Situated in a highly sought-after location, it benefits from being close to numerous amenities, making it a convenient and appealing choice for many. The accommodation is arranged to maximize space and functionality. Upon entering, you are welcomed into a porch that leads to an L-shaped hallway, which provides access to all the rooms. The living room spacious, with direct access to a conservatory, offering an ideal space to relax and enjoy views of the garden. The separate dining room is perfect for family meals or entertaining guests. The kitchen, which also leads to a utility room, offers practical workspace and potential for modern updates. The property features three bedrooms, all of which are well-proportioned and offer flexibility for use as sleeping quarters or additional spaces such as a home office. The bathroom is fitted with a three-piece suite, and there is a separate W/C for added convenience. Outside, the bungalow, the front of the property features a driveway leading to a garage, a lawn bordered by mature shrubs, bushes, and trees. The garage itself offers ample storage space, a mechanical pit for car enthusiasts or DIYers, and double wooden doors opening onto the driveway. The rear garden provides a mature, enclosed space that includes a patio seating area, a lawn, and more established greenery, creating a peaceful outdoor retreat.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Two Reception Room & Conservatory
- Fitted Kitchen & Utility Room
- Bathroom & Separate W/C
- Driveway & Garage
- Great Investment Opportunity
- Cash Buyers Only
- No Upward Chain
- Popular Location





ACCOMMODATION

Porch

4'6" x 4'9" (1.38m x 1.46m)

The porch has exposed flooring, double glazed surround, and a door providing access into the accommodation.

Hall

23'5" max x 6'7" (7.14m max x 2.02m)

The hall has carpeted flooring, two radiator, and a door into the accommodation.

Living Room

12'11" plus bay x 19'8" (3.95m plus bay x 6.00m)

The living room has a UPVC double glazed bay window to the rear elevation, a TV point, a feature fireplace, wooden beams to the ceiling, a radiator, carpeted flooring, and double French doors opening into the conservatory.

Conservatory

7'4" x 20'6" (2.24m x 6.25m)

The conservatory has carpeted flooring, a radiator, double glazed windows and a door opening out to the rear garden.

Dining Room

8'11" x 7'9" (2.73m x 2.37m)

The dining room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Kitchen

12'10" x 10'0" max (3.92m x 3.07m max)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, an integrated oven, gas ring hob, coving to the ceiling, space for a dining table, a radiator, carpeted flooring, a UPVC double glazed window to the front elevation, and access into the utility room.

Utility

10'3" x 7'11" (3.14m x 2.16m)

The utility room has a range of fitted base and wall units with worktops, a sink and half with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, space for an under-counter fridge and freezer, coving to the ceiling, vinyl flooring, and a UPVC double glazed window to the front elevation.

Lobby

4'6" x 3'2" (1.39m x 0.97m)

The lobby has carpeted flooring, a radiator, and a UPVC door opening out to the rear garden.

W/C

4'5" x 4'6" max (1.36m x 1.39m max)

This space has a UPVC double glazed window to the rear elevation, a dual low flush W/C, an in-built cupboard, a radiator, and carpeted flooring.

Bathroom

9'2" max x 7'2" (2.81m max x 2.20m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a pedestal wash basin, a panelled bath with a handheld shower fixture, a shower enclosure with a wall-mounted shower fixture, a wall-mounted Vaillant boiler, two radiators, and carpeted flooring.

Bedroom One

11'1" max x 11'8" (3.40m max x 3.56m)

The first bedroom has a window to the rear elevation, coving to the ceiling, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Two

8'11" x 8'9" (2.73m x 2.69m)

The second bedroom has a UPVC double glazed window to the front elevation, coving to the ceiling, and carpeted flooring.

Bedroom Three

10'7" x 6'7" (3.25m x 2.01m)

The Third bedroom has a UPVC double glazed window to the front elevation, coving to the ceiling, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a driveway leading to a garage, a lawn, with a range of established shrubs, bushes, trees, and gates access to the rear garden.

Garage

9'10" x 22'6" (3.01m x 6.86m)

The garage has ample storage, and double wooden doors opening onto the driveway.

Mechanical Pit (Under Garage)

9'10" x 9'1" (3.01m x 2.78m)

Rear

To the rear of the property is a mature enclosed garden with a patio seating area, a lawn, and is surrounded by a range of established shrubs, bushes, trees, and gated access.

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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Please call the office for more information.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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.

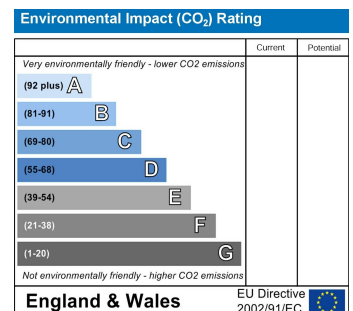
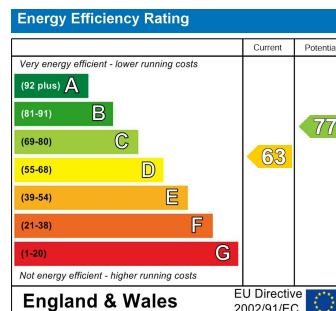
The vendor has advised the following:

Property Tenure is Freehold

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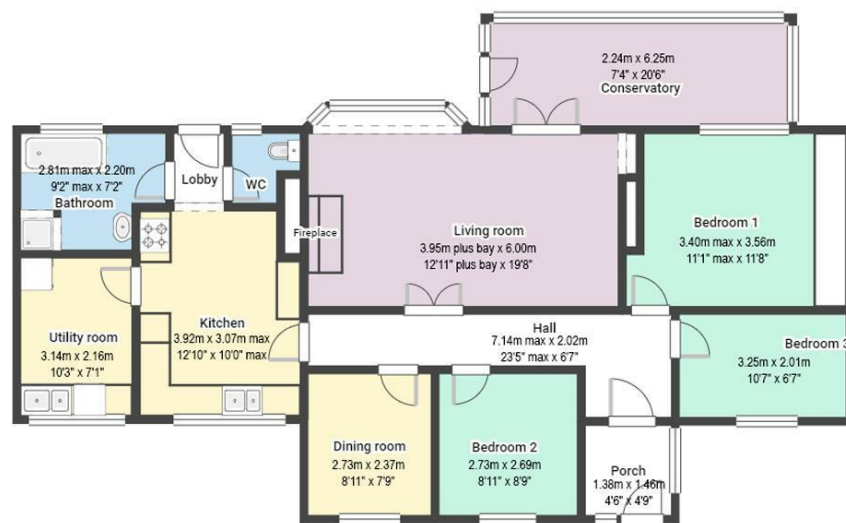
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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