

HoldenCopley

PREPARE TO BE MOVED

Carlton Road, Carlton, Nottinghamshire NG3 7AE

Guide Price £190,000

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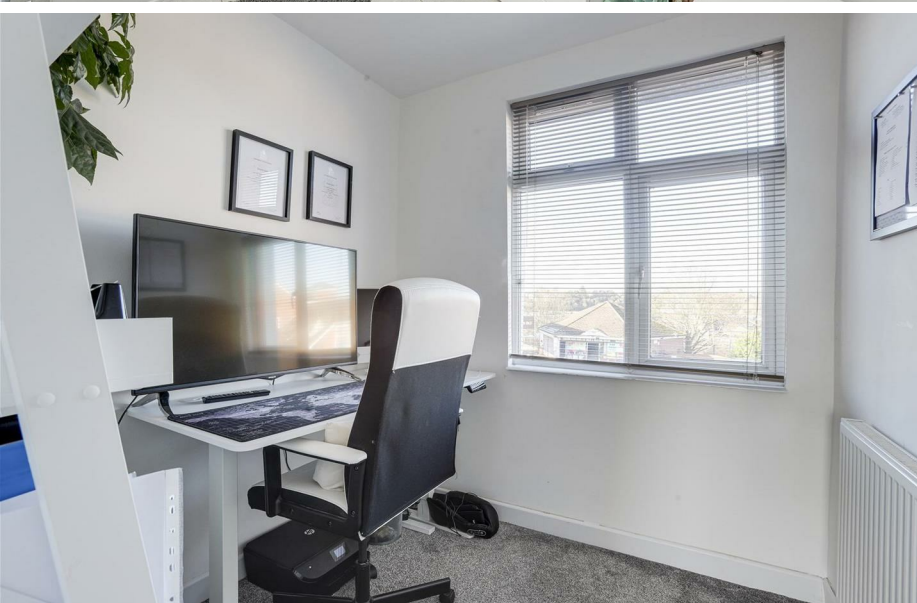
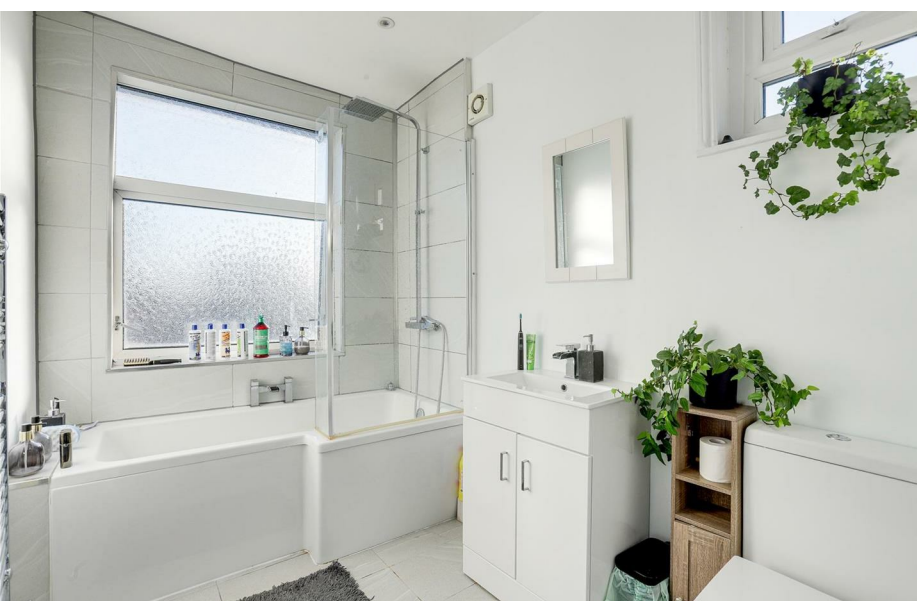
GUIDE PRICE... £190,000 - £210,000

NO UPWARD CHAIN...

This well-presented refurbished three-bedroom semi-detached house stands as a true credit to its current owner, who has transformed it into a stunning modern home. The property has undergone a comprehensive renovation, including the installation of new flooring, a newly fitted kitchen, and numerous other improvements, all while being offered to the market with no upward chain. This ensures the home is ready for immediate occupancy, providing a hassle-free move for its new owners. Located in a sought-after area, the house enjoys close proximity to a range of local amenities, schools, and convenient transport links to Nottingham City Centre. The ground floor features an inviting entrance hall, two spacious reception rooms, a convenient W/C, and a contemporary kitchen designed to a high standard. On the first floor, there are three generously sized bedrooms, all serviced by a stylish and modern bathroom suite, with additional access to the loft for extra storage. Outside, the property boasts a private, enclosed garden at the rear, offering a peaceful outdoor space to relax or entertain.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Fitted Kitchen & Utility Room
- Open Plan Living & Dining Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Well Presented
- Good Sized Rear Garden
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

1'6" x 5'6" (0.47m x 1.70m)

The porch has wood effect flooring and double UPVC doors providing access into the accommodation

Hall

12'5" x 5'11" (3.79m x 1.81m)

The hall has wood effect flooring, carpeted stairs, a radiator, two obscure windows to the front elevation, and a UPVC door providing access into the accommodation.

W/C

2'5" x 5'7" (0.76m x 1.71m)

This space has a low level dual flush W/C, a wall-mounted wash basin , tiled flooring, and a UPVC double glazed obscure window to the side elevation

Living Room

13'7" into bay x 11'10" (4.15m into bay x 3.63m)

The living room has a UPVC double glazed square bay window to the front elevation, wood effect flooring, a TV point, a radiator, and open plan to the dining room

Dining Room

12'11" x 11'10" (3.96m x 3.62m)

The dining room has wood effect flooring, a feature fireplace with a decorative surround, a radiator, and double French doors opening out to the rear garden.

Kitchen

9'7" x 6'1" (2.93m x 1.87m)

The kitchen has a range of fitted base and wall units with marble effect worktops, a stainless steel sink with mixer taps, an integrated oven with a four ring gas hob and an extractor fan, wood effect flooring, a radiator, recessed spotlight and UPVC double glazed windows to the side and rear elevation

Utility

4'0" x 4'3" (1.22m x 1.32m)

The utility room has two UPVC double glazed windows to the rear elevation, space an plumbing for a washing machine, wood-effect flooring, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

6'11" max x 8'1" (2.13m max x 2.47m)

The landing has carpeted flooring and provides access to the first floor accommodation

Bedroom One

11'10" max x 13'0" (3.63m max x 3.97m)

The first bedroom has a UPVC double glazed window to the rear elevation, a wall mounted boiler and a radiator, carpeted flooring.

Bedroom Two

11'1" x 10'11" (3.38m x 3.35m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator and an original open fireplace, and carpeted flooring.

Bedroom Three

6'9" x 6'11" (2.06m x 2.12m)

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

Bathroom

8'8" x 6'0" (2.65m x 1.83m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a *P* shaped bath with central taps, an overhead rainfall shower and a handheld shower head, a shower screen, an extractor fan, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, access to the loft and two UPVC double glazed obscure windows to the side and rear elevation

OUTSIDE

Front

To the front are steps to provide access into the property

Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, rockery and fence panelling

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 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 – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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:

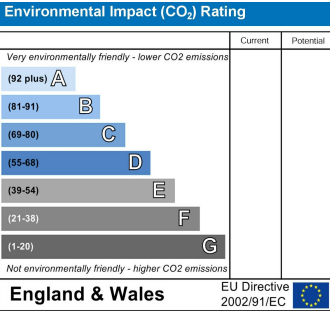
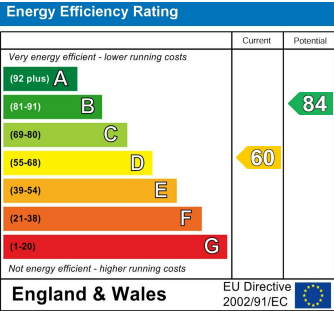
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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