

HoldenCopley

PREPARE TO BE MOVED

Radcliffe Gardens, Carlton, Nottinghamshire NG4 1SB

Guide Price £195,000

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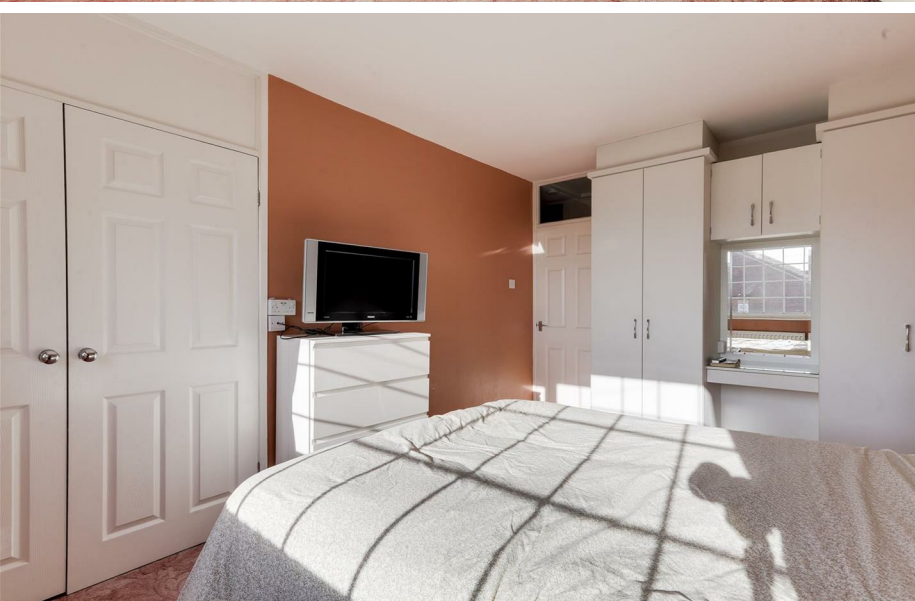
GUIDE PRICE: £195,000 - £215,000

NO UPWARD CHAIN...

This two-bedroom mid-terraced home is offered with no upward chain. Nestled in a quiet location, the property is within close proximity to shops, schools, and excellent commuting links, providing both convenience and a peaceful setting. Upon entering, the ground floor offers a spacious reception room, perfect for relaxing or entertaining. The kitchen diner is equipped for all your culinary needs, with a sliding patio door that opens out to the rear garden, allowing for seamless indoor-outdoor living. Upstairs, there are two double bedrooms and a three-piece bathroom suite. Externally, the property benefits from a front garden with plants, access to a garage, and on-street parking. The enclosed rear garden is low-maintenance, featuring an artificial lawn, plants, and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Mid-Terraced House
- Two Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- Garage
- Low-Maintenance Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

4'11" x 4'0" (1.52 x 1.22)

The hallway has carpeted flooring, a radiator and a single UPVC door providing access into the accommodation.

Living Room

17'7" x 10'4" (5.38 x 3.17)

The living room has laminate wood-effect flooring, two radiators, a storage area, a feature fireplace and a UPVC double-glazed bow window to the front elevation.

Kitchen Diner

13'5" x 9'8" (4.10 x 2.96)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine and cooker, partially tiled walls, a wall-mounted boiler, a radiator, tiled flooring, a UPVC double-glazed window to the rear elevation and sliding patio doors opening out to the rear

FIRST FLOOR

Landing

6'6" x 2'9" (2.00 x 0.84)

The landing has carpeted flooring, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

14'5" x 10'4" (4.41 x 3.17)

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

Bedroom Two

10'10" x 7'6" (3.31 x 2.29)

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

Bathroom

7'11" x 5'8" (2.42 x 1.73)

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

OUTSIDE

Front

To the front of the property is a gravel garden with a range of plants, access to the garage and on-street parking.

Rear

To the rear is an enclosed garden with an artificial lawn, plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 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 - Gedling Borough 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.

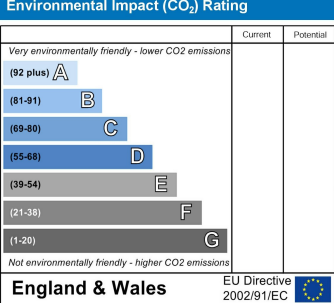
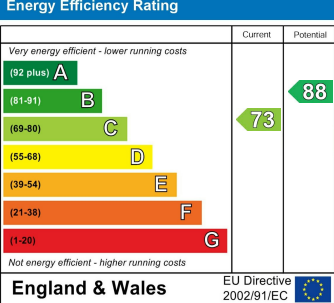
The vendor has advised the following:

Property Tenure is Freehold

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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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