

# HoldenCopley

PREPARE TO BE MOVED

Southdale Drive, Carlton, Nottinghamshire NG4 1BZ

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Guide Price £240,000 - £250,000



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NO UPWARD CHAIN...

This well-presented three-bedroom semi-detached house is offered with no upward chain presents an excellent opportunity for buyers looking to add their own touch.. Located in a popular area, the property is conveniently close to local shops, excellent transport links, and great schools. The ground floor features a entrance, leading to a spacious reception room, perfect for relaxing or entertaining. The fitted kitchen is functional and has ample storage, while the outhouse provides access to a utility room and additional storage space. On the first floor, you'll find three well-proportioned bedrooms, a family bathroom, and a separate W/C, along with access to the loft, offering further storage. To the front of the house, there is on-street parking, while the rear garden provides a private outdoor space with a patio, pebbled areas, a well-maintained lawn, mature shrubs and trees, and a shed for extra storage. This home is the perfect blend of comfort and convenience, ideal for families or those looking to settle in a well-connected location.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen & Utility Room
- Bathroom & Separate W/C
- Private Enclosed Rear Garden
- Close To Local Amenities
- Popular Location
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance

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

Living Room

22'1" x 11'8" (6.74m x 3.58m)

The living room has a UPVC double-glazed window to the front elevation and a UPVC double-glazed window to the rear elevation, carpeted flooring, two radiators, a feature fireplace with a decorative surround and coving.

Kitchen

11'2" x 9'4" (3.42m x 2.86m)

The kitchen has a range of fitted shaker style base and wall units with worktops, space for a freestanding cooker with an extractor hood, space and plumbing for a dishwasher, a stainless steel sink and a half with a drainer, tiled flooring, a radiator, two built-in cupboards, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access into the out house.

Out House

The out house has a single door providing access out to the front of the property and a single door providing access out to the rear garden.

Utility Room

6'10" x 6'8" (2.10m x 2.05m)

The utility room has a fitted worktop, a Belfast sink, space and plumbing for a washing machine and tumble dryer, tile-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Storage Room

7'8" x 3'2" (2.35m x 0.97m)

The storage room has shelving.

FIRST FLOOR

Landing

The landing has UPVC double-glazed windows to the front and side elevations, carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11'8" x 11'2" (3.57m x 3.41m)

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

Bedroom Two

9'10" x 9'4" (3.02m x 2.85m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted mirrored wardrobes with over the head cupboards.

Bedroom Three

6'2" x 5'11" (1.90m x 1.81m)

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

Bathroom

7'6" x 6'2" (2.31m x 1.88m)

The bathroom has a pedestal wash basin, a fitted bath with a shower, tile-effect flooring, tiled walls, a radiator, a built-in cupboard and a UPVC double-glazed obscure window to the rear elevation.

W/C

This space has a low level flush W/C, tile-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is on street parking, a single iron gate providing access to a garden with a lawn and mature shrubs.

Rear

To the rear is a private garden with a patio, pebbled areas, a lawn, mature shrubs and trees and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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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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