

# HoldenCopley

PREPARE TO BE MOVED

Redland Grove, Carlton, Nottinghamshire NG4 3EU

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Guide Price £245,000 - £270,000



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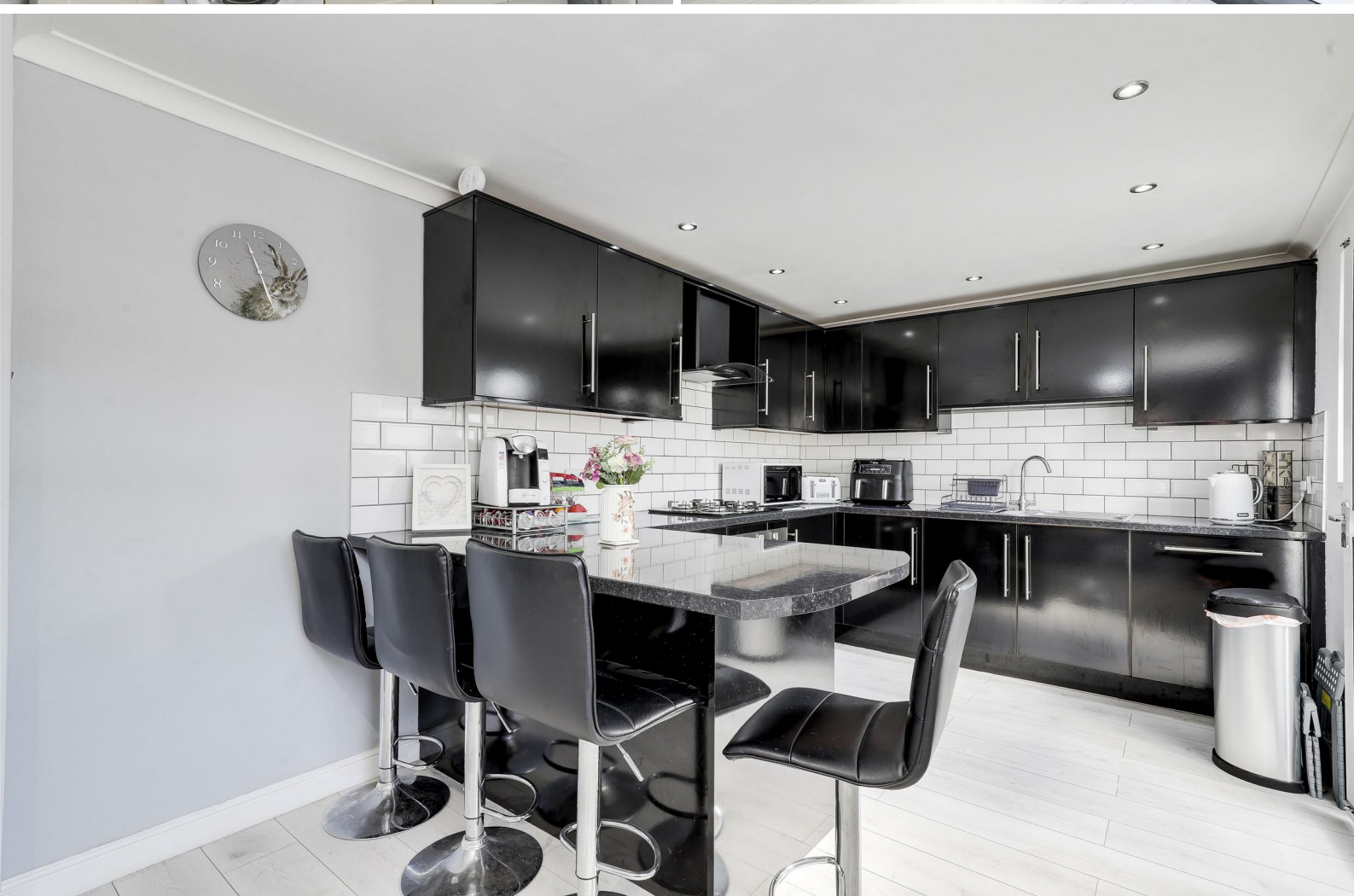
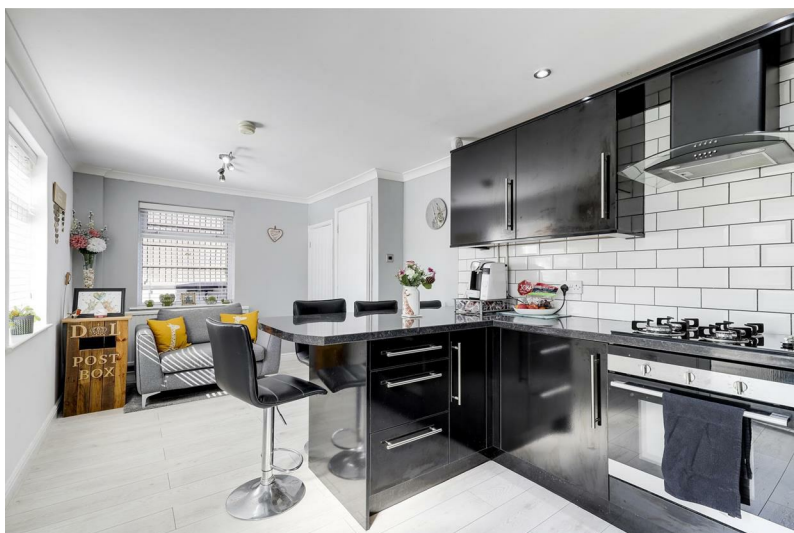


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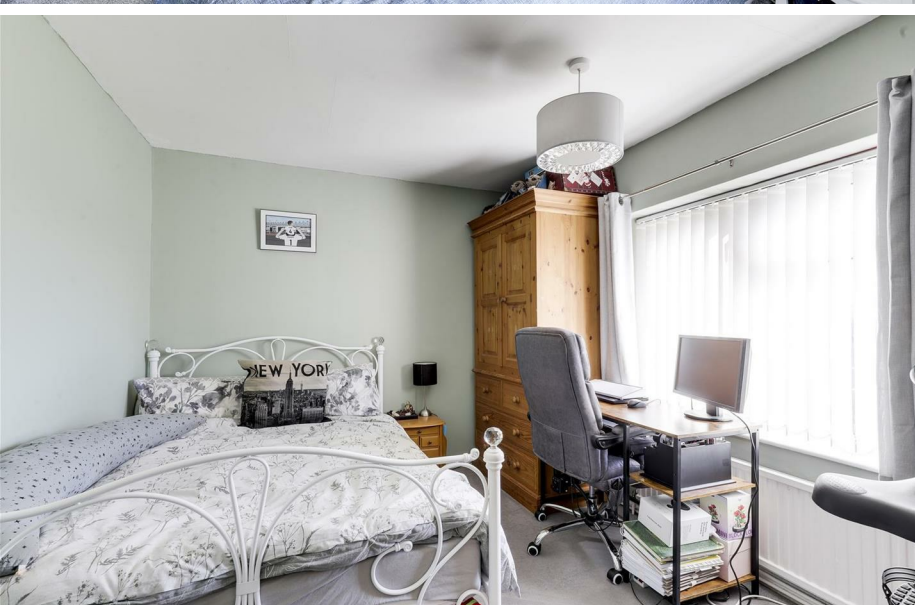
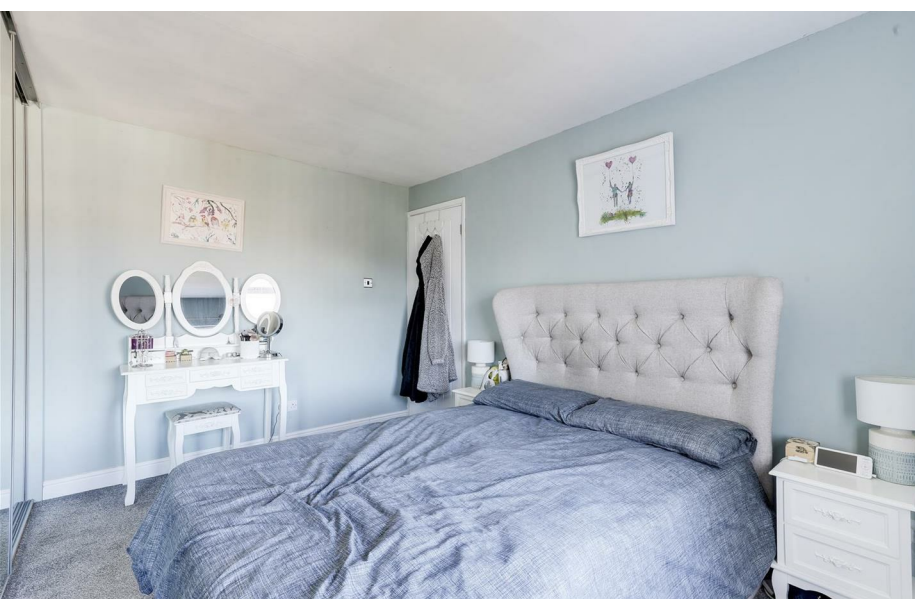
POPULAR LOCATION...

This well-presented three-bedroom semi-detached house offers a fantastic opportunity for a variety of buyers, whether you're a first-time buyer, a growing family, or an investor. Situated in a popular and convenient location, the property is within easy reach of local shops, schools, and excellent commuting links. The ground floor welcomes you with an entrance hall leading to a bright and spacious reception room, perfect for relaxing or entertaining. To the rear, the modern kitchen diner provides a functional space for cooking and family meals, while a separate utility room and ground floor W/C add to the practicality of the home. Upstairs, there are two double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Externally, the property benefits from a driveway offering off-road parking and a low-maintenance gravel garden to the front. The tiered rear garden features a patio seating area and steps leading to a lawn, creating a versatile and private outdoor space to enjoy.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Porch

8'1" x 2'5" (2.48 x 0.74)

The porch has laminate wood-effect flooring, two UPVC double-glazed windows to the front elevation and asingle UPVC door providing access into the accommodation.

Hallway

14'0" x 5'5" (4.29 x 1.67)

The hallway has laminate wood-effect flooring, carpeted stairs, a radiator, a dado rail, a UPVC double-glazed window to the side elevation and a single door providing access from the porch.

Living Room

15'3" x 13'11" (4.66 x 4.25)

The living room has carpeted flooring, a radiator, ceiling coving, recessed spotlights, a recessed chimney breast alcove with a mantelpiece and a UPVC double-glazed window to the front elevation.

Kitchen Diner

19'9" x 9'2" (6.02 x 2.81)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, gas hob, extractor fan, dishwasher, fridge & freezer, partially tiled walls, reecesed potlights, ceiling coving, a radiator, an in-built storage cupboard, laminate wood-effect flooring, three UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access to the utility room.

Utility Room

7'10" x 5'1" (2.39 x 1.57)

The utility room has fitted base and wall units with a worktop, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, a polycarbonate roof, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

W/C

5'3" x 2'0" (1.61 x 0.63)

This space has a low level dual flush W/C, a corner wash basin, a heated towel rail, partially tiled walls and vinyl flooring.

FIRST FLOOR

Landing

7'1" x 6'5" (2.17 x 1.96)

The landing has carpeted flooring, a dado rail, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

13'0" x 8'3" (3.97 x 2.52)

The main bedroom has carpeted flooring, a radiator, floor-to-ceiling fitted sliding door wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'10" x 9'2" (3.61 x 2.80)

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

Bedroom Three

9'10" x 9'1" (3.01 x 2.79)

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

Bathroom

8'0" x 7'8" (2.45 x 2.35)

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, an in-built storage cupboard, laminate wood-effect flooring and two UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front of the property is an driveway providing off-road parking, gated access to the rear garden, a gravel area with shrubs, fence panelling and brick-wall boundaries.

Rear

To the rear is an enclosed tiered garden with a concrete patio area, steps leading up to a lawn with gravel borders 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, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps and 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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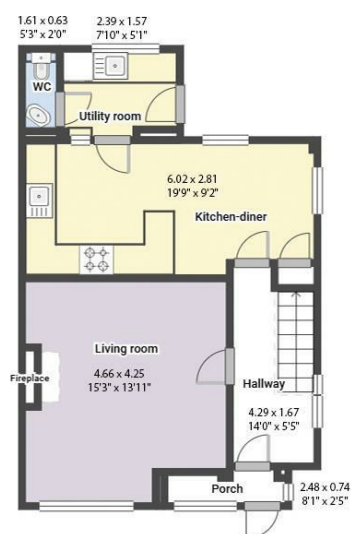
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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## 0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

[mapperleyoffice@holdencopley.co.uk](mailto:mapperleyoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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