

# HoldenCopley

PREPARE TO BE MOVED

First Avenue, Carlton, Nottinghamshire NG4 IPH

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Guide Price £230,000 - £240,000



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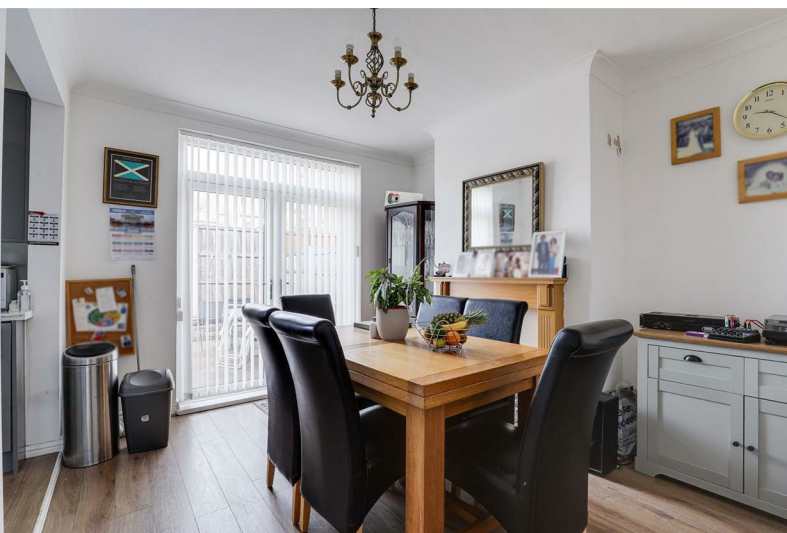


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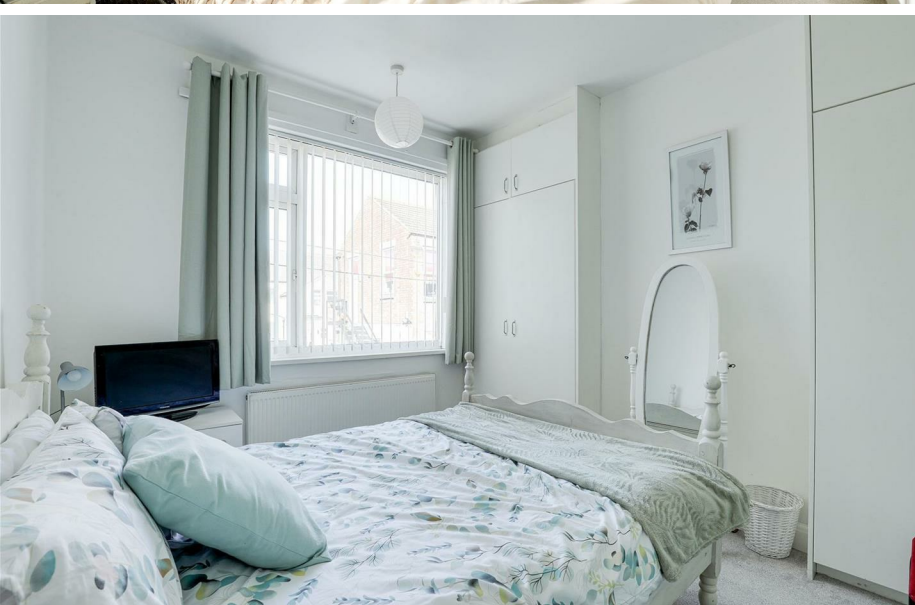
IDEAL FOR FIRST-TIME BUYERS...

Located in a popular and convenient area, this well-maintained three-bedroom semi-detached house presents a great opportunity for first-time buyers. The property is close to a variety of local amenities, including shops, schools, and excellent commuting links. The ground floor features a welcoming entrance hall that leads to a bright living room and a separate dining room, which opens into a modern kitchen, a well-designed space ideal for both everyday cooking and hosting. Additionally, the ground floor includes a convenient W/C. Upstairs, there are two double bedrooms, both benefiting from fitted wardrobes, along with a single bedroom and a three-piece bathroom suite. Externally, the property offers off-road parking via a front driveway and a low-maintenance rear garden complete with a patio seating area, perfect for enjoying the outdoors.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway
- Low-Maintenance Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

7\*8" x 13\*1" (2.36m x 4.00m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, a picture rail, an in-built storage cupboard, two UPVC double-glazed obscure windows to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

12\*4" x 12\*7" (3.76m x 3.84m)

The living room has carpeted flooring, a radiator, ceiling coving, a picture rail and a UPVC double-glazed bay window to the front elevation.

Dining Room

11\*0" x 12\*1" (3.36m x 3.96m)

The dining room has laminate wood-effect flooring, a radiator, ceiling coving, open-plan access to the kitchen and double French doors opening out to the rear garden.

Kitchen

7\*8" x 8\*1" (2.36m x 2.48m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap, an integrated oven, gas ring hob, extractor fan, dishwasher, fridge freezer, recessed spotlights, laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

W/C

3\*2" x 5\*4" (0.98m x 1.65m)

This space has a low level dual flush W/C, a wash basin with a tiled splashback, wood-effect flooring and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

.823\*5" x 6\*10" (.251m x 2.10m)

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

Master Bedroom

13\*6" x 9\*1" (4.12m x 2.77m)

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

Bedroom Two

9\*6" x 10\*8" (2.92m x 3.27m)

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

Bedroom Three

8\*2" x 8\*2" (2.51m x 2.49m)

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

Bathroom

8\*1" x 7\*9" (2.48m x 2.38m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a radiator, partially tiled walls, recessed spotlights, an extractor fan, vinyl flooring and two UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, gated acces to the rear garden, fence panelling and brick-wall boundaries.

Rear

To the rear is an enclosed low-maintenance garden with a block-paved patio and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, 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 A

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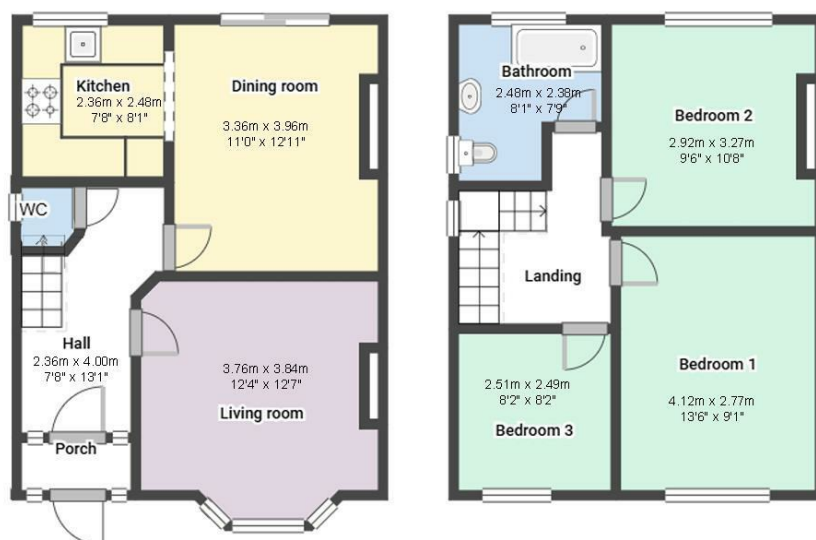
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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**0115 7734300**

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

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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