

# HoldenCopley

PREPARE TO BE MOVED

Addison Road, Carlton, Nottinghamshire NG4 1JR

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Guide Price £220,000



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GUIDE PRICE... £220,000 - £240,000

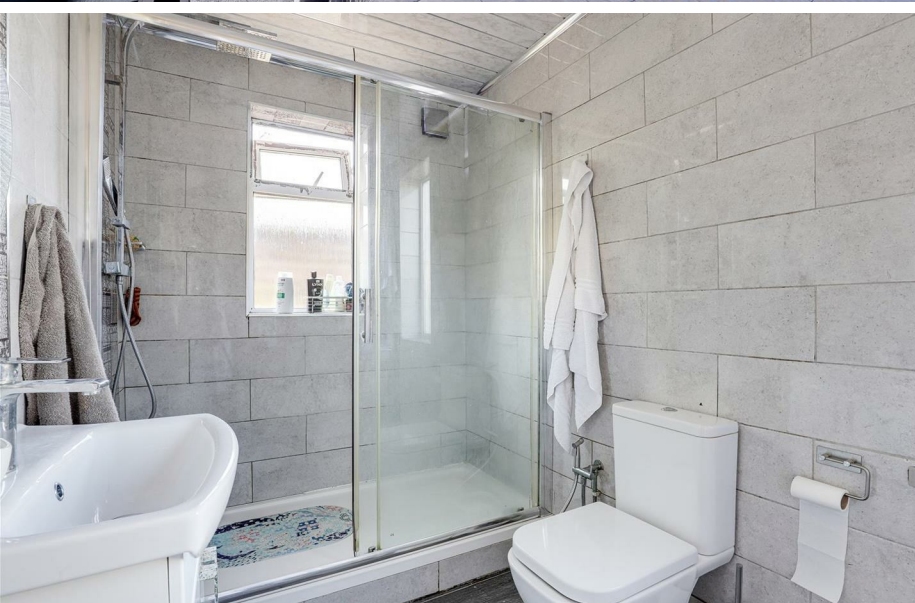
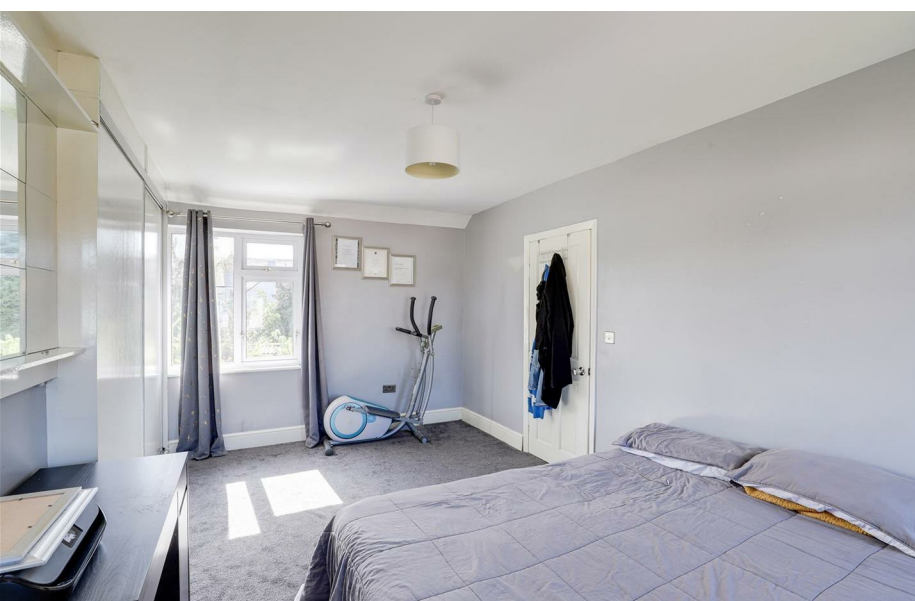
NO UPWARD CHAIN...

Offered with no upward chain, this three-bedroom semi-detached home is ideal for a range of buyers, including families, first-time purchasers, or investors. Situated in a popular residential area, the property boasts convenient access to local shops, amenities, reputable schools, and excellent transport links into the city centre. The ground floor features an entrance porch, leading into two spacious and versatile reception rooms with open access between them, a modern fitted kitchen along with a three-piece bathroom suite and a rear porch providing additional storage or utility space. Upstairs, the first floor comprises two double bedrooms, a comfortable single bedroom and a separate WC for added convenience. Outside, the property offers a neatly maintained front lawn, a driveway providing off-road parking for two cars, and gated access to the rear which has a patio area, a lawn and an outhouse.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- W/C
- Driveway
- Private Rear Garden
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Porch

4'11" x 4'3" (1.50m x 1.31m)

The entrance porch has chrome strip paneling to the ceiling, UPVC double-glazed windows to the side and front elevation, and a UPVC door providing access into the accommodation.

Living Room

16'7" x 11'5" (5.08m x 3.49m)

The living room has herringbone-style flooring, carpeted stairs, a radiator, a TV point, recessed spotlights, a UPVC double-glazed window to the front elevation, and open access into the dining room.

Dining Room

12'1" x 8'9" (3.70m x 2.68m)

The dining room has herringbone-style flooring, a radiator, recessed spot lights, and a UPVC double-glazed bow window to the rear elevation.

Kitchen

13'3" x 10'3" (4.05m x 3.14m)

The kitchen has a range of fitted wall and base units with marble-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and a drainer, an integrated oven with a gas hob and extractor fan, a tiled splashback, a radiator, an in-built pantry, recessed spotlights, vinyl flooring, UPVC double-glazed windows to the side and rear elevation, and a single wooden door providing access into the rear porch.

Rear Porch

10'8" x 5'8" (3.26m x 1.75m)

The rear porch has tiled flooring, space and plumbing for a washing machine, space for a fridge freezer, wooden single-glazed windows to the side and front elevation, and a single wooden door proving access to the rear garden.

Bathroom

9'9" x 5'6" (2.98m x 1.70m)

The bathroom has a low level dual flush W/C with a bidet shower hose, a vanity storage unit with a wash basin, a walk-in sliding door shower with an overhead rainfall shower and handheld shower head, an electric shaver point, a chrome heated towel rail, chrome strip panelling to the ceiling, tiled walls, vinyl flooring, and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

6'3" x 2'9" (1.93m x 0.84m)

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

Master Bedroom

16'7" x 10'4" min (5.07m x 3.15m min)

The main bedroom has carpeted flooring, a radiator, in-built wardrobes, in-built shelving, UPVC double-glazed windows to the front and rear elevation.

Bedroom Two

9'10" x 9'4" (3.01m x 2.87m)

The second bedroom has carpeted flooring, a radiator, an in-built cupboard, in-built shelving and overhead cupboards, and a UPVC double-glazed window to the front elevation.

Bedroom Three

9'11" max x 6'11" (3.04m max x 2.11m)

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

W/C

3'10" x 3'2" (1.18m x 0.99m)

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

OUTSIDE

Front

To the front of the property is a garden with a lawn, a driveway for off-street parking, external lighting, and gated access to the rear garden.

Rear

To the rear of the property is a private garden with a patio, a lawn, a green house, an outhouse, various trees and bushes, and a mixture of brick wall and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric or Gas Central Heating – Connected to Mains Supply
- Septic Tank – TBC
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

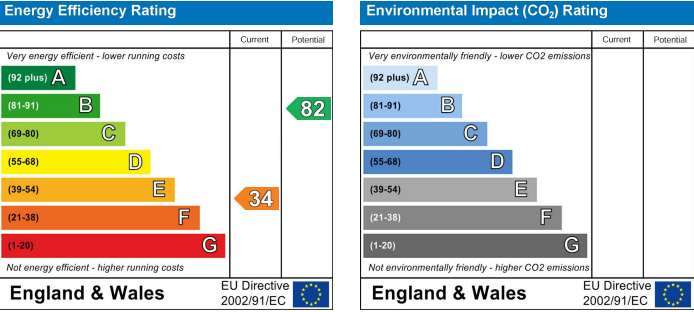
DISCLAIMER

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 licence 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.

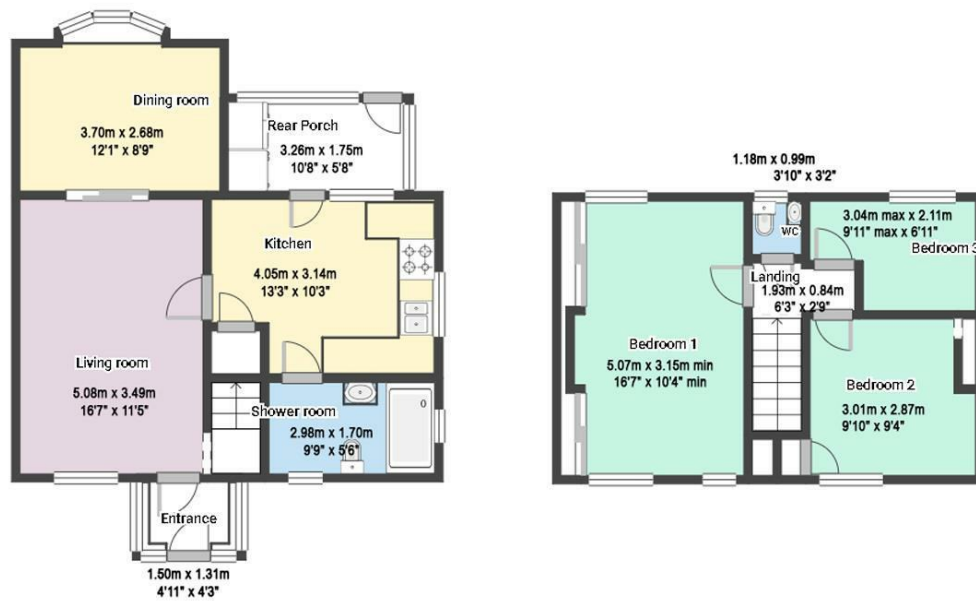
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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