

HoldenCopley

PREPARE TO BE MOVED

Conway Road, Carlton, Nottinghamshire NG4 2PU

Guide Price £270,000 - £280,000

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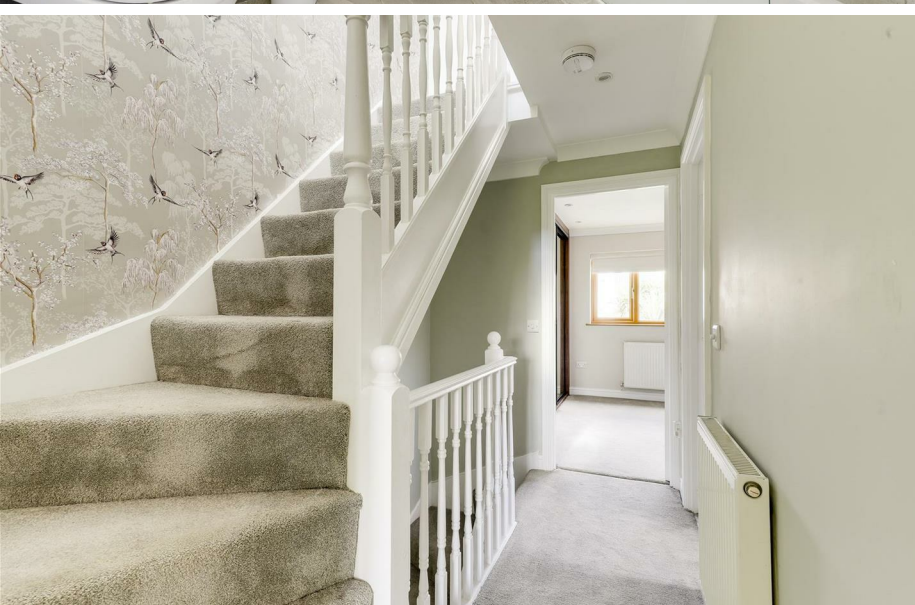
GUIDE PRICE: £270,000 - £280,000

IDEAL FOR GROWING FAMILIES...

This well-presented three-storey end-terraced house is situated in a popular location with excellent transport links, as well as being within close proximity to a range of local amenities, including shops and reputable schools. This property offers spacious and versatile accommodation throughout and is beautifully maintained perfect for any growing family looking to drop their bags and move straight in. Upon entering the property, you are welcomed into a bright hallway which gives access to a generously sized living room featuring a charming bow window to the front elevation, creating a light and airy feel. The hallway also benefits from a convenient ground floor W/C. To the rear, there is a modern fitted kitchen complete with a breakfast bar, seamlessly flowing into a conservatory with double French doors leading out to the garden ideal for entertaining in the warmer months. To the first floor, you will find two double bedrooms, both benefitting from fitted wardrobes, along with a stylish three-piece shower room. The second floor hosts a further spacious double bedroom boasting open access to a contemporary en-suite, providing an ideal private retreat. Outside, to the front of the property, there is a driveway providing off-street parking and access to a garage. To the rear is a low-maintenance enclosed garden featuring patio seating areas, a planted border, and a panel-fenced boundary, offering a private and secure space for the whole family to enjoy.

MUST BE VIEWED





- End Terraced House
- Three Double Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Shower Room & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location





GROUND FLOOR

Hallway

The hallway has tiled flooring, carpeted stairs, a built-in cupboard, a radiator, coving to the ceiling, recessed spotlights, and a UPVC door providing access to the accommodation

W/C

5'9" x 3'2" (1.77m x 0.99m)

This space has a UPVC double-glazed obscure window to the side elevation, a low-level flush W/C, a wall-mounted wash basin with a tiled splashback, a radiator, coving to the ceiling, recessed spotlights, and tiled flooring

Living Room

14'2" x 12'1" (4.32m x 3.69m)

The living room has a UPVC double-glazed bow window to the front elevation, a radiator, a feature fireplace with a decorative surround, coving to the ceiling, recessed spotlights, a TV point, and carpeted flooring

Kitchen

11'8" x 9'4" (3.57m x 2.86m)

The kitchen has a range of fitted base and wall units with solid oak worktops and a breakfast bar. It includes a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated oven, ceramic hob with extractor fan, and an integrated fridge freezer. Additional features include a radiator, coving to the ceiling, recessed spotlights, tiled splashback, and tiled flooring. A UPVC double-glazed window overlooks the rear elevation, and a single door provides access to the conservatory

Conservatory

9'7" x 9'1" (2.94m x 2.79m)

The conservatory has wood-effect flooring, a radiator, UPVC double-glazed windows, a polycarbonate roof, and double French doors opening onto the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, ceiling coving, recessed spotlights, and provides access to the first-floor accommodation

Bedroom Two

12'10" x 9'10" (3.92m x 3.00m)

The second bedroom has a UPVC double-glazed window to the front elevation, a radiator, fitted wardrobes with sliding mirrored doors, coving to the ceiling, recessed spotlights, and carpeted flooring

Bedroom three

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

The third bedroom features a UPVC double-glazed window to the rear elevation, a radiator, fitted wardrobes with sliding mirrored doors, coving to the ceiling, recessed spotlights, and carpeted flooring

Shower Room

8'4" x 5'10" (2.56m x 1.78m)

The shower room has a UPVC double-glazed obscure window to the side elevation; a low-level flush W/C; a vanity-style wash basin; a walk-in shower with a wall-mounted shower fixture; a chrome heated towel rail; coving to the ceiling; recessed spotlights; floor-to-ceiling tiling; and tiled flooring

SECOND FLOOR

Landing

The landing has carpeted flooring, and provides access to the second-floor accommodation

Master Bedroom

11'9" x 9'5" (3.60m x 2.89m)

The main bedroom has two Velux windows, a radiator, eaves storage, recessed spotlights, carpeted flooring, and an opening into the en-suite

En-Suite

11'1" x 6'0" (3.39m x 1.84m)

The en-suite has a UPVC double-glazed obscure window to the rear elevation, a low-level flush W/C, a vanity-style wash basin, a freestanding bath with a floor-mounted mixer tap and handheld shower fixture, a chrome heated towel rail, coving to the ceiling, recessed spotlights, and tiled flooring

OUTSIDE

Front

To the front of the property, there is a driveway providing access to the garage and the rear garden

Garage

21'9" x 11'10" (6.64m x 3.63m)

The garage has electricity, lighting, ample storage, an automatic door that opens onto the driveway

Rear

To the rear of the property is a low-maintenance enclosed garden featuring patio seating areas, a planted border, and a panel-fenced boundary

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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.

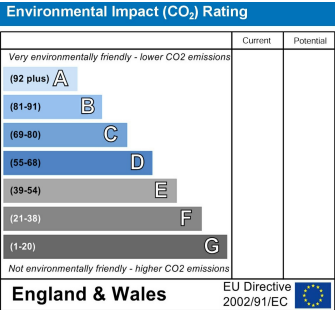
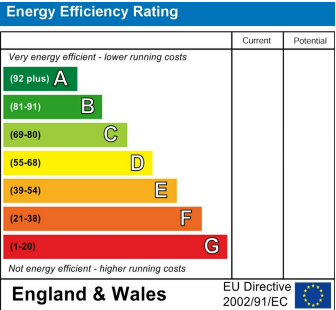
The vendor has advised the following:

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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