

# HoldenCopley

PREPARE TO BE MOVED

Standhill Road, Carlton, Nottinghamshire NG4 1JN

---

Guide Price £200,000 - £210,000

Standhill Road, Carlton, Nottinghamshire NG4 1JN

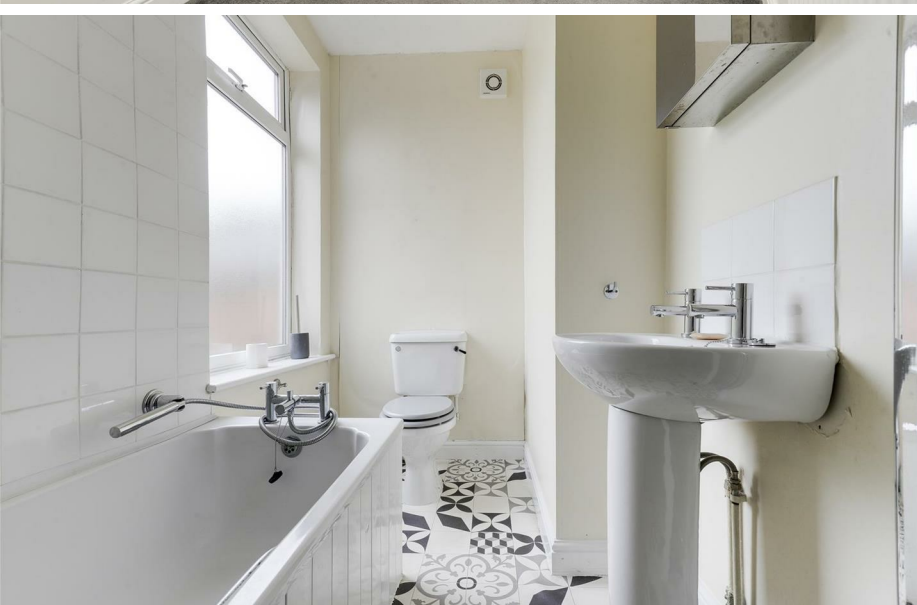


## NO UPWARD CHAIN...

This three-bedroom semi-detached house offers spacious accommodation across two floors and holds fantastic potential throughout, making it the perfect purchase for first-time buyers, growing families, or investors looking to add to their portfolio. Situated in a popular residential location, the property is within close proximity to a range of local amenities, well-regarded schools, and offers excellent transport links providing easy access to Nottingham City Centre. To the ground floor, you are welcomed by two generously sized reception rooms, both boasting feature fireplaces that add a warm and characterful touch, along with a fitted kitchen offering ample storage and worktop space. The first floor hosts three well-proportioned bedrooms, serviced by a three-piece family bathroom suite. To the rear, the property boasts a generous enclosed garden, complete with a patio seating area, a spacious lawn, and a garden shed, ideal for outdoor entertaining or for those with green fingers. Offered to the market with plenty of scope to add value, this is a fantastic opportunity not to be missed!

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms With Fireplaces
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Generous-Sized Garden
- No Upward Chain
- Popular Location
- Close To City Centre
- Must Be Viewed





GROUND FLOOR

Porch

4'9" x 1'10" (1.47 x 0.58)

The porch has UPVC double-glazed windows to the front and side elevation, and a single UPVC door providing access into the accommodation.

Living Room

13'10" x 12'0" (4.23 x 3.66)

The living room has a UPVC double-glazed square bay window to the front elevation, fitted base units, a radiator, a TV point, wall-light fixtures, and a feature fireplace with a decorative mantelpiece.

Dining Room

12'1" x 11'11" (3.70 x 3.65)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, an original open fireplace, a SMART heating thermostat, a radiator, and an in-built under stair cupboard.

Kitchen

12'3" x 7'4" (3.75 x 2.24)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, space for a cooker, a fridge freezer and various other appliances, wood-effect flooring, tiled splashback, a radiator, a wall-mounted boiler, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

15'5" x 2'4" (4.70 x 0.73)

The landing has carpeted flooring, a radiator, grab handles, and provides access to the first floor accommodation.

Master Bedroom

12'4" x 12'0" (3.76 x 3.68)

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

Bedroom Two

12'4" x 7'4" (3.76 x 2.24)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a pedestal wash basin with tiled splashback.

Bedroom Three

9'6" x 7'9" (2.90 x 2.37)

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

Bathroom

9'1" x 5'1" (2.78 x 1.56)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a handheld shower head and a wall-mounted electric shower fixture, partially tiled walls, tiled flooring, a chrome heated towel rail, an extractor fan, a wall-mounted mirrored cabinet, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a forecourt, on-street parking, and side access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, external lighting, a lawn, a storage shed, a range of mature plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - 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 – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very low risk  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

Under The Estate Agency Act, we wish to notify all prospective buyers that this property is being sold by a family member of an HoldenCopley employee.

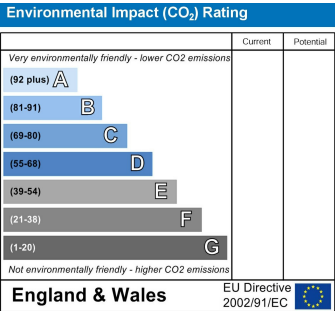
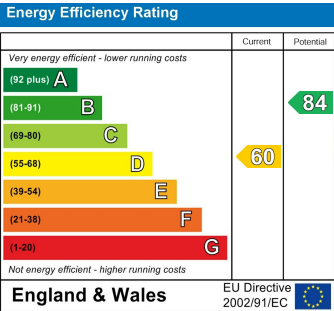
Council Tax Band Rating - Gedling Borough Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.  
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

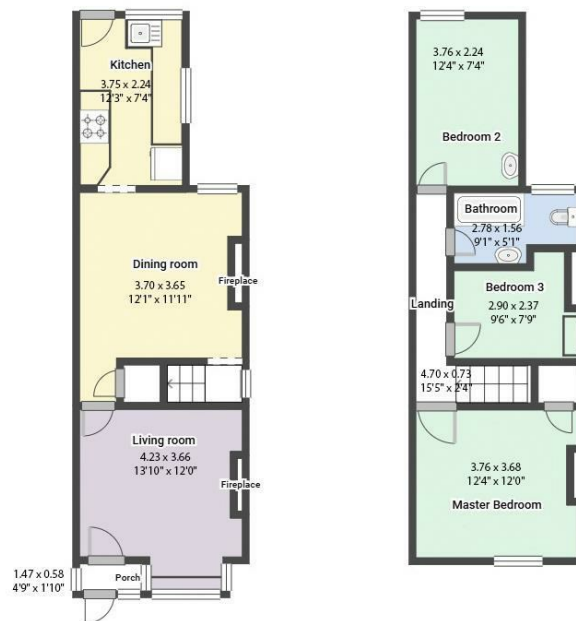
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Standhill Road, Carlton, Nottinghamshire NG4 1JN

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 7734300**

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

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.