

HoldenCopley

PREPARE TO BE MOVED

Carlton Road, Carlton, Nottinghamshire NG3 7AF

Guide Price £160,000

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GUIDE PRICE £160,000 - £180,000

IDEAL FOR FIRST TIME BUYERS...

This deceptively spacious and well-presented two-bedroom end terrace house is the perfect choice for any first-time buyer looking to step onto the property ladder. Situated in a popular location, the property is within easy reach of local shops, great schools, and excellent transport links, making it ideal for commuters and small families alike. Internally, the ground floor comprises two generously sized reception rooms, offering versatile living space, and a fitted kitchen with ample storage and French doors that open out to the rear garden – perfect for enjoying the warmer months. Upstairs, the first floor hosts two double bedrooms, serviced by a three-piece bathroom suite, along with access to a boarded loft room, providing useful additional storage or the potential for further use. To the front of the property is a lawned garden, while the rear boasts a private, tiered, low-maintenance garden featuring a paved patio, and a decked seating area with storage beneath – ideal for relaxing or entertaining guests.





- End Terrace House
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Well Appointed Fitted Kitchen
- Three Piece Bathroom Suite
- Private Low Maintenance Rear Garden
- Well-Presented Throughout
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

13'9" x 11'3" (max) (4.20m x 3.45m (max))
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround and a single UPVC door providing access into the accommodation.

Dining Room

15'2" x 11'3" (max) (4.64m x 3.44m (max))
The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Kitchen

16'2" x 6'8" (4.95m x 2.05m)
The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, a radiator, partially tiled walls, UPVC double-glazed windows to the side elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

15'6" x 8'3" (max) (4.74m x 2.52m (max))
The landing has carpeted flooring, access into the boarded attic room via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

11'6" x 11'4" (max) (3.52m x 3.46m (max))
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a vertical radiator.

Bedroom Two

11'11" x 8'2" (max) (3.64m x 2.51m (max))
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in cupboard.

Bathroom

9'5" x 6'8" (2.88m x 2.05m)
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, a glass shower screen, tile-effect flooring, a radiator, tiled walls, an extractor fan, a built-in cupboard and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Attic Room

16'4" x 11'4" (max) (4.99m x 3.46m (max))
The attic room is boarded, has carpeted flooring, electric points, lighting, a drop-down ladder and ample storage space.

OUTSIDE

Front

To the front is a garden with a lawn and a single wooden gate providing rear access.

Rear

To the rear is a private tiered garden with a wooden decked seating area with a balustrade and storage underneath and a paved patio.

Storage Under Decking

9'6" x 7'6" (2.90m x 2.29m)

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply

Heating – Gas - Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
Phone Signal – All 4G, most 5G & some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction - No
Any Legal Restrictions –No
Other Material Issues – No

DISCLAIMER

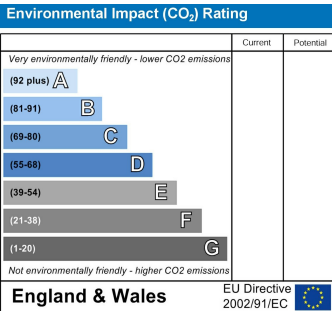
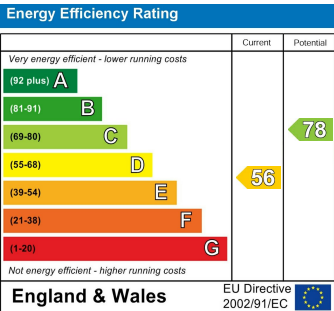
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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Total area: approx. 79.7 sq. metres (858.5 sq. feet)

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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