

HoldenCopley

PREPARE TO BE MOVED

Belper Avenue, Carlton, Nottinghamshire NG4 3SE

Guide Price £200,000

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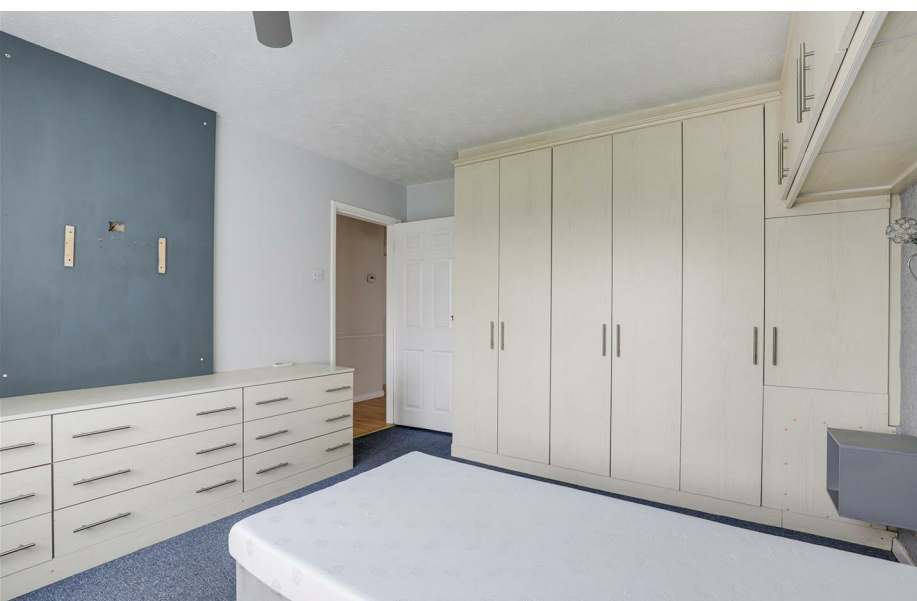
GUIDE PRICE: £200,000 - £225,000

DETACHED BUNGALOW WITH NO UPWARD CHAIN...

This two-bedroom detached bungalow is well-presented throughout and offers spacious accommodation across a single level, making it a perfect choice for a range of buyers, especially those seeking low-maintenance living. The property is ready to move straight into and is offered to the market with no upward chain, making it an ideal hassle-free purchase. Internally, the accommodation comprises an inviting entrance hall, a bright and airy reception room featuring French doors that open out onto the front of the property, and a modern fitted kitchen offering ample storage and worktop space. There is a generously sized master bedroom complete with fitted wardrobes, a smaller double bedroom, and a three-piece bathroom suite. Externally, the property benefits from a well-maintained front garden with a lawn and a small patio area, a driveway providing off-street parking, and access to a single garage. To the rear, there is a good-sized enclosed garden, boasting a decked seating area perfect for relaxing, overlooking a neat lawn and enclosed with fence-panelled boundaries for added privacy. Situated in a popular residential area, the property is conveniently located close to local shops, amenities, and has excellent transport links into Mapperley, Gedling, Carlton and Nottingham City Centre.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Good-Sized Rear Garden
- No Upward Chain
- Popular Location
- Excellent Transport Links





ACCOMMODATION

Entrance Hall

2'11" x 8'9" (0.89m x 2.67m)

The entrance hall has laminate flooring, coving to the ceiling, a dado rail, a radiator, and a UPVC door providing access into the accommodation.

Hallway

9'0" x 3'8" (2.75m x 1.13m)

The hallway has laminate flooring, coving to the ceiling, a dado rail, access via a pull-down ladder to the boarded loft with lighting, and an in-built cupboard.

Living Room

10'0" x 17'0" (3.05m x 5.18m)

The living room has carpeted flooring, coving to the ceiling, a dado rail, a feature fireplace with an hearth and decorative surround, a UPVC double-glazed window to the side and front elevations, and double French doors opening out to the front garden.

Kitchen

10'4" x 10'10" (3.15m x 3.30m)

The kitchen has a range of fitted base and wall units with worktops, a breakfast, a stainless steel sink and a half with a pull-out mixer tap and drainer, a free-standing oven, an undercounter fridge and freezer, a tiled splashback, a radiator, coving to the ceiling, tiled flooring, and UPVC double-glazed windows to the front and side elevations.

Master Bedroom

12'0" x 11'5" (3.66m x 3.48m)

The main bedroom has carpeted flooring, fitted wardrobes and overhead storage cupboards, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

9'3" x 7'11" (2.82m x 2.41m)

The second bedroom has laminate flooring, a radiator, a UPVC double-glazed window to the side elevation, and a UPVC door providing access to the rear garden.

Bathroom

8'8" x 5'5" (2.64m x 1.65m)

The bathroom features a low-level dual flush WC, a pedestal wash basin, and a panelled bath equipped with a wall-mounted electric shower and handheld shower head. Additional amenities include an extractor fan, a heated towel rail, non-slip flooring, and fully tiled walls. Two UPVC double-glazed obscure windows on the side elevation provide natural light while ensuring privacy. Originally designed as a wet room, the bathroom can be easily converted back to this layout if desired.

OUTSIDE

Front

To the front of the property is a garden featuring a grass lawn, a patio area, a driveway for off-street parking, and access to the garage.

Rear

To the rear of the property is an enclosed garden featuring a decked seating area, a well-maintained lawn, planter borders with various shrubs and mature trees, 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 – 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
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

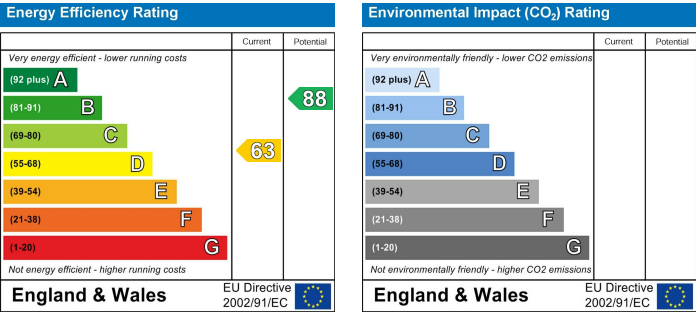
DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C
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.

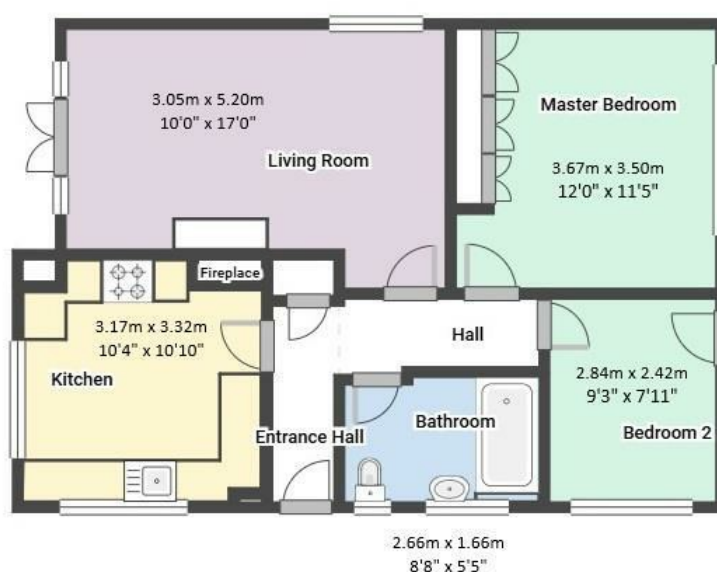
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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