

HoldenCopley

PREPARE TO BE MOVED

Worth Street, Carlton, Nottinghamshire NG4 1RX

Guide Price £170,000 - £200,000

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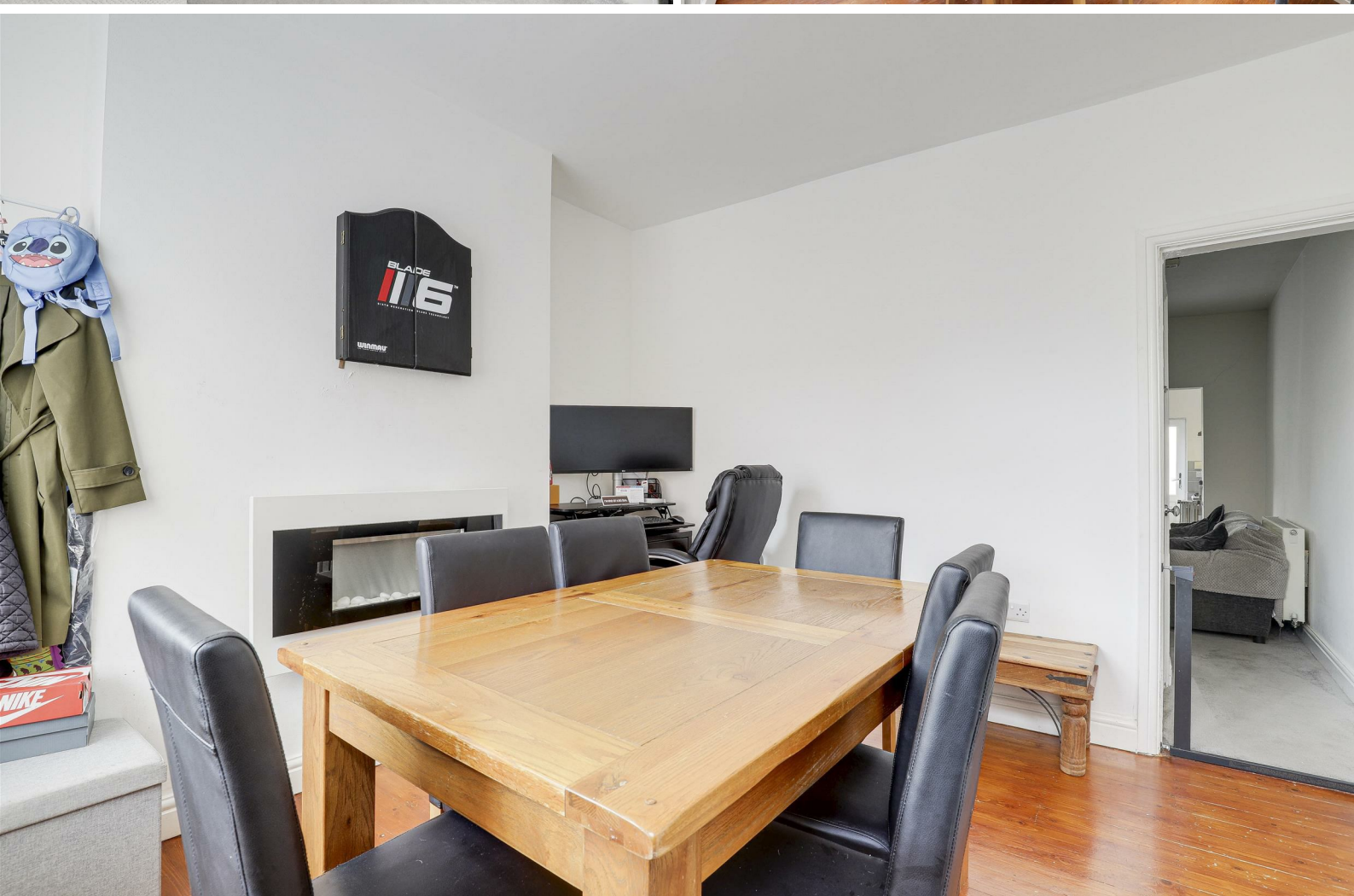
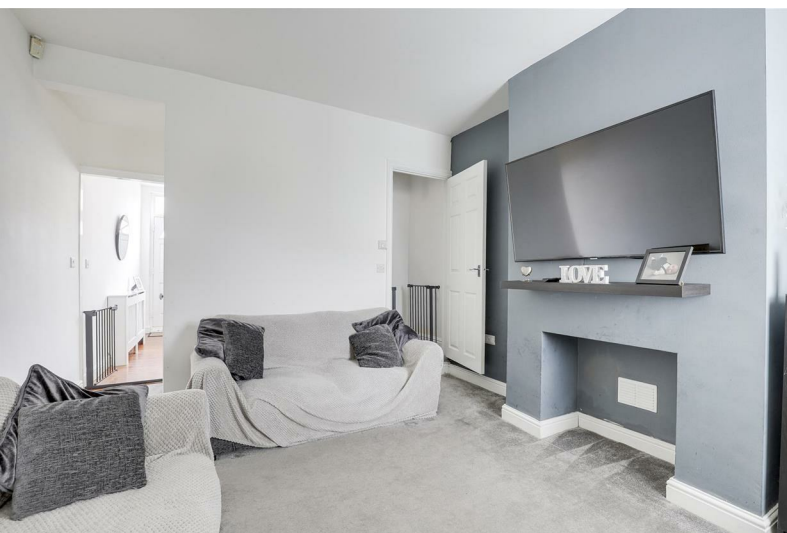


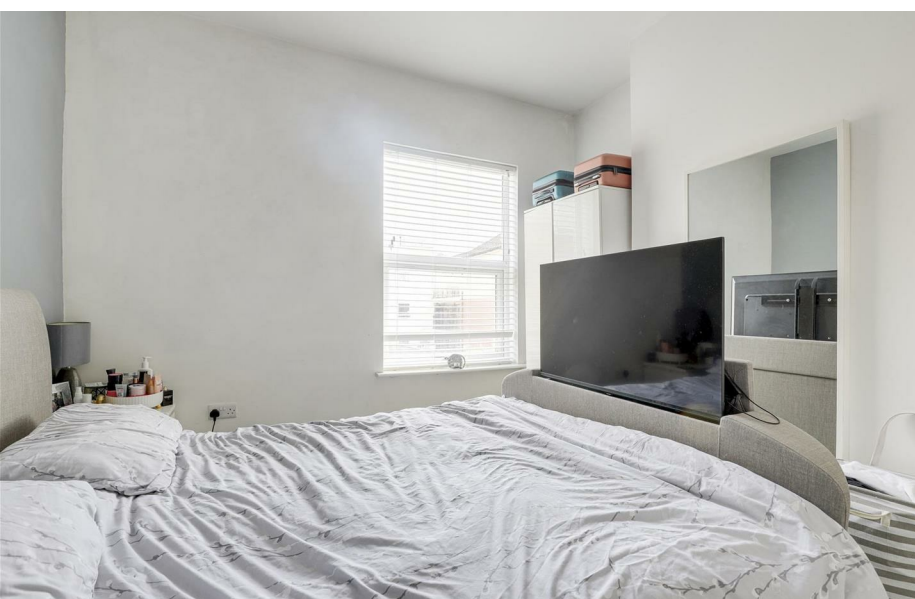
GUIDE PRICE: £170,000 - £180,000

GREAT FIRST-TIME BUY...

This two-bedroom semi-detached house is ideal for a range of buyers, but perfectly suited to first-time buyers or small families looking for a comfortable and well-maintained home. Neutrally decorated throughout, the property is ready to move straight into, while still offering the opportunity to put your own stamp on it. It also benefits from a recently fitted roof and a new boiler, providing added peace of mind and energy efficiency. The ground floor comprises a bright and airy dining room, a cosy living room, and a galley-style kitchen fitted with a range of units. Upstairs, the first floor hosts two generously sized double bedrooms, both serviced by a four-piece bathroom suite. Outside, the property offers on-street parking to the front and gated access to a private, enclosed rear garden featuring a patio seating area, artificial lawn, and fence panelled boundaries—ideal for relaxing or entertaining with minimal upkeep. Located in a popular residential area, the property is close to local shops, schools, and amenities, and benefits from excellent transport links into Nottingham City Centre.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Galley Kitchen
- Four-Piece Bathroom Suite
- On-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Dining Room

11'3" x 11'1" (3.45m x 3.38m)

The dining room has wood flooring, a radiator, an electric fireplace, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

15'6" max x 11'3" (4.74m max x 3.45m)

The living room has carpeted flooring, a radiator, a recessed chimney breast, and a UPVC double-glazed window to the rear elevation.

Kitchen

11'10" x 6'8" (3.61m x 2.05m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap, an integrated oven with a gas hob and extractor fan, a tiled splashback a fridge freezer, space and plumbing for a washing machine, space for a dryer, tiled flooring, recessed spotlights, a UPVC double-glazed window to the side elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

15'6" x 2'6" (4.74m x 0.78m)

The landing has carpeted flooring, access to the loft with lighting, a radiator, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

11'4" x 11'3" (3.47m x 3.45m)

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

Bedroom Two

12'6" min x 8'7" (3.83m min x 2.63m)

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

Bathroom

12'0" x 6'9" (3.67m x 2.08m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a pedestal wash basin, a panelled bath, a walk-in shower enclosure with a mains fed shower and handheld shower head, partially tiled walls, an extractor fan, a radiator, a chrome heated towel rail, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

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

Rear

To the rear of the property is an enclosed garden featuring a patio seating area, an artificial lawn, planter borders, 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
- 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

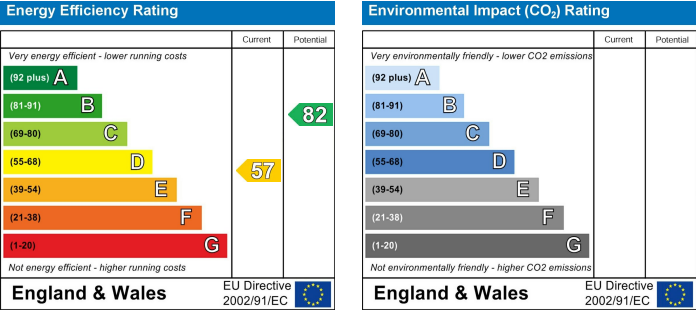
DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band 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.

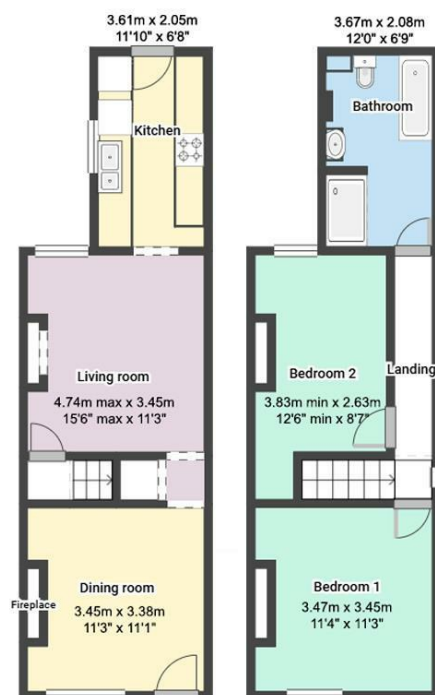
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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