

# HoldenCopley

PREPARE TO BE MOVED

Salamander Close, Carlton, Nottinghamshire NG4 4FJ

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Guide Price £200,000 - £210,000

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GREAT FIRST TIME BUY...

This three-bedroom semi-detached house is well-presented throughout and offers spacious accommodation, making it suitable for a wide range of buyers, including first-time purchasers, families, or investors. With a generous layout and the added benefit of off-street parking, this home is ready to move straight into. On the ground floor, the accommodation comprises an entrance hall, a spacious living room, a dining area, and a fitted kitchen. These rooms are interconnected with open access, creating a free-flowing layout ideal for modern family living and entertaining. The first floor hosts two well-proportioned double bedrooms and a further single bedroom, all serviced by a three-piece bathroom suite. Externally, the property is set back from the road with steps leading to a small front garden with shrubs and gated access to the rear. There is also a detached garage with a driveway to the front, providing off-road parking for two vehicles. To the rear, the property features a tiered garden with a lawn, rockery, a variety of established plants and shrubs, and fenced boundaries for added privacy. Situated in a popular residential area, the property is close to local shops, excellent transport links, and falls within the catchment for well regarded schools including All Hallows Primary School and The Carlton Academy, making it a fantastic choice for families.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Open Plan Dining Area
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

5’0" × 2’8" (1.54m × 0.82m)

The entrance hall has carpeted flooring, a radiator, an internal obscure window, and a UPVC door providing access into the home.

Living Room

13’5" × 12’6" (4.09m × 3.82m)

The living room has carpeted flooring, a radiator, and a UPVC double-glazed window overlooking the front of the property.

Dining Area

10’0" × 8’5" (3.06m × 2.57m)

The dining area has carpeted flooring, a radiator, and a UPVC double-glazed window overlooking the rear of the property.

Kitchen

12’1" × 7’5" (3.69m × 2.27m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer with a swan-neck mixer tap, a free-standing cooker, space for an undercounter fridge, and space with plumbing for a washing machine. It also includes a tiled splashback, a wall-mounted boiler, tile-effect flooring, a UPVC double-glazed window overlooking the rear, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

8’3" × 3’3" (2.53m × 1.01m)

The landing has carpeted flooring, a UPVC double-glazed window to the side, and provides access to the first-floor accommodation."

Master Bedroom

12’9" × 10’0" (3.89m × 3.07m)

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

Bedroom Two

10’4" × 9’7" (3.16m × 2.94m)

The second bedroom has wood flooring, a radiator, two in-built cupboards, and a UPVC double-glazed window to the rear.

Bedroom Three

8’11" × 5’10" (2.72m × 1.78m)

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

Bathroom

7’5" × 6’2" (2.27m × 1.89m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath, partially tiled walls, access to the loft, a radiator, tile-effect flooring, and two obscure windows to the side.

OUTSIDE

Front

Set back from the road, the property is approached via steps leading to a front garden with a variety of shrubs and has gated access to the rear garden. Additionally, there is a detached garage with a driveway to the front, providing off-road parking for two vehicles.

Rear

To the rear, the property has a tiered garden with a well-kept natural lawn, a rockery, a variety of plants and shrubs, and fenced 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 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.

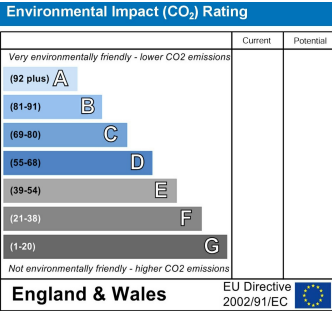
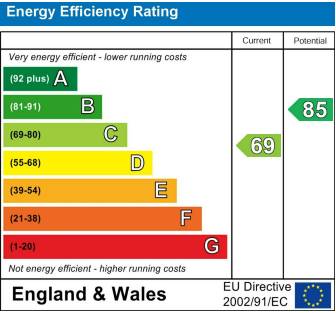
The vendor has advised the following:

Property Tenure is Freehold

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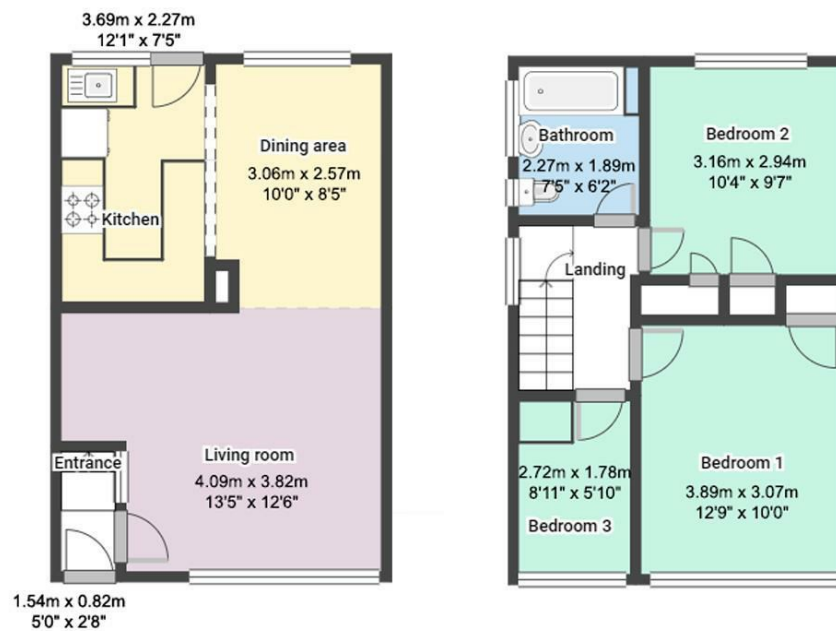
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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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**0115 7734300**

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

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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