

# HoldenCopley

PREPARE TO BE MOVED

Forester Grove, Carlton, Nottinghamshire NG4 1FR

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Guide Price £190,000 - £220,000

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GUIDE PRICE: £190,000 - £210,000

NO UPWARD CHAIN...

A well-maintained three bedroom semi-detached house, offered with no upward chain, ideal for a range of buyers including first-time purchasers, families, or as an investment. Situated in a popular location, the property is close to local amenities, shops, excellent transport links, and highly regarded school catchments. To the ground floor, the accommodation comprises two reception rooms, a fitted galley-style kitchen, and a three-piece bathroom suite. The first floor hosts three good-sized bedrooms, all benefitting from well-proportioned layouts. Externally, there is on-street parking to the front and a generous, private rear garden featuring a patio area, lawn, and garden shed. The property has also benefited from a recently completed damp proof course and features spacious rooms throughout, making it a versatile and practical home.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Galley-Style Kitchen
- Ground Floor Bathroom
- Private Enclosed Garden With Shed
- Damp Proof Course Completed
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Dining Room

12'11" x 14'0" (3.94m x 4.27m)

The dining room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a feature fireplace with an electric fire and tiled surround, a radiator, and a single UPVC door providing access into the accommodation.

### Living Room

12'11" x 11'11" (3.95m x 3.64m)

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

### Kitchen

7'10" x 13'2" (2.41m x 4.02m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for a cooker, space for a fridge freezer, space and plumbing for a washing machine, tiled flooring, tiled splashback, coving to the ceiling, a radiator, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

### Bathroom

7'2" x 6'8" (2.20m x 2.04m)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, partially tiled walls, tiled flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

2'7" x 15'2" (0.81m x 4.64m)

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

### Master Bedroom

12'0" x 13'0" (3.66m x 3.97m)

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

### Bedroom Two

10'0" x 11'11" (3.07m x 3.65m)

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

### Bedroom Three

13'4" x 7'11" (4.07m x 2.43m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, fitted cupboards, and a radiator.

## OUTSIDE

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

### Front

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

### Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a shed, various plants, 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

Other Material Issues – No

Any Legal Restrictions – 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.

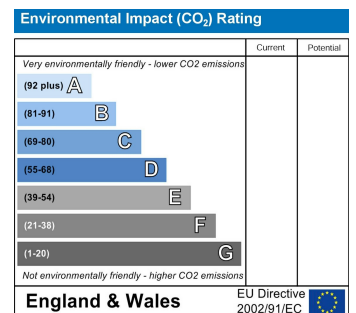
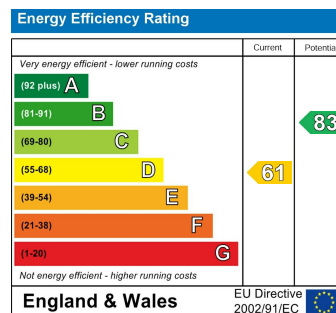
The vendor has advised the following:

Property Tenure is Freehold

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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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