

HoldenCopley

PREPARE TO BE MOVED

Prospect Road, Carlton, Nottinghamshire NG4 1LX

Offers In The Region Of £220,000

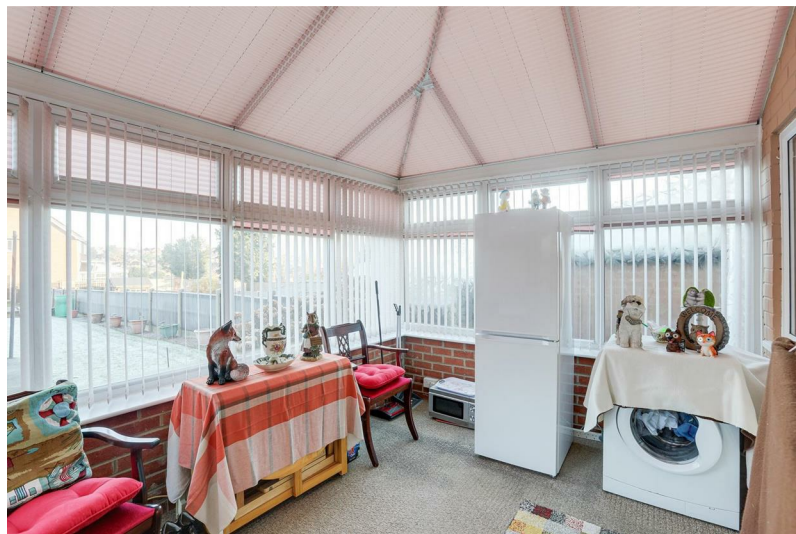
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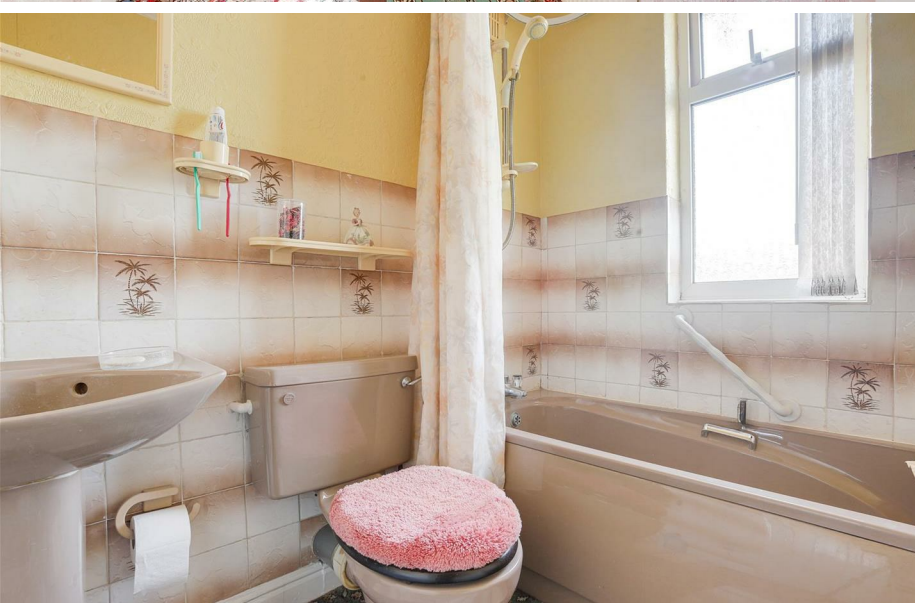
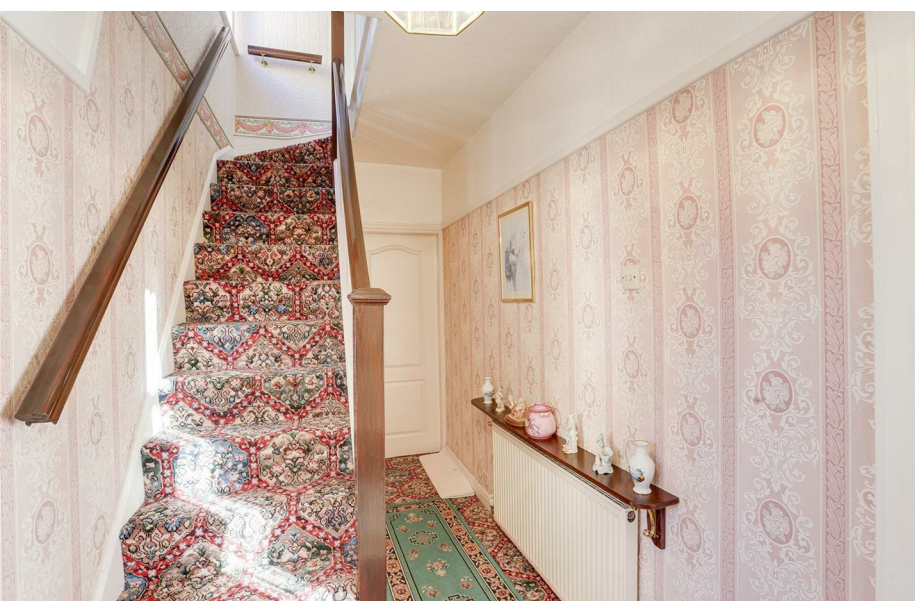


SEMI DETACHED HOUSE...

Nestled in a sought-after area, this three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Situated within easy reach of local amenities including shops, eateries, and excellent transport links to the City Centre, this property promises a lifestyle of convenience. Upon entering, you are greeted by a porch and hallway leading into a spacious lounge/dining room, ideal for family gatherings and entertaining. The kitchen, with access to a conservatory, extends the living space seamlessly, offering opportunities for indoor-outdoor living. Upstairs, the accommodation comprises two generously sized double bedrooms, each equipped with fitted wardrobes, along with a versatile third bedroom suitable as a child's room or study. A three-piece bathroom suite completes the upper level. Externally, the front of the property features a small lawn and wrought iron gates opening onto a driveway, providing ample off-road parking. The rear garden, accessible via the conservatory, boasts a patio area, lawns, and a planting area, perfect for relaxation and outdoor activities. Additionally, there is gated access to the garage, which includes two UPVC doors opening to the garden and double doors leading to the driveway. This property presents a fantastic opportunity for buyers seeking a home with plenty of potentials to customise and enhance, while enjoying a convenient location close to schools such as The Carlton Academy, Carlton Forum Leisure Centre, and other amenities.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Lounge/Dining Room
- Conservatory
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Porch

3*7" x 5*1" (1.10m x 1.56m)
The porch has carpeted flooring, UPVC double glazed windows, and double French doors with stained glass windows opening out to the front garden.

Hall

5*7" x 14*2" (1.72m x 4.32m)
The hall has a UPVC double glazed obscure window to the side elevation, carpeted flooring, a radiator, a picture rail, an in-built cupboard, and a UPVC door providing access into the accommodation.

Lounge/Dining Room

25*3" plus bay x 11*0" (7.71m plus bay x 3.37m)
The lounge/diner has a UPVC double glazed bay window to the front elevation, two radiators, a feature fireplace with a decorative surround and tiled hearth, a picture rail, a TV point, and a UPVC double glazed window to the rear elevation.

Kitchen

7*11" x 5*6" (2.42m x 1.70m)
The kitchen has fitted base and wall units with a worktop, a stainless steel sink with taps and a drainer, an integrated oven, a ceramic hob, a radiator, a tiled splashback, carpeted flooring, two UPVC double glazed windows to the side and rear elevation, and a UPVC door opening into the conservatory.

Conservatory

9*6" x 12*4" (2.91m x 3.77m)
The conservatory has carpeted flooring, a radiator, a UPVC double glazed window surround, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

2*11" min x 6*11" (0.91m min x 2.12m)
The landing has a UPVC double glazed obscure window to the side elevation, a picture rail, carpeted flooring, access into the boarded loft with lighting, and access to the first floor accommodation.

Bedroom One

11*1" max x 11*0" (3.40m max x 3.37m)
The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted furniture including wardrobes and overhead cupboards, and carpeted flooring.

Bedroom Two

11*0" x 10*6" (3.37m x 3.21m)
The second bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted furniture including wardrobes, a dressing table and overhead cupboards, and carpeted flooring.

Bedroom Three

7*5" max x 6*3" (2.27m max x 1.91m)
The third bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, a picture rail, and carpeted flooring.

Bathroom

6*11" x 5*7" (2.12m x 1.71m)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture,, a radiator, partially tiled walls, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small lawn, wrought iron gates opening onto the driveway, and double gated access opening to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, lawns, a planting area, access into the garage, a fence panelled and hedge boundary, and gates access.

Garage

19*4" max x 10*5" (5.90m max x 3.18m)
The garage has two windows to the side and rear elevation, two UPVC doors opening out to the rear garden, and double doors opening onto the driveway.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Fibre
Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – Garage roof had issues but has been replaced

DISCLAIMER

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

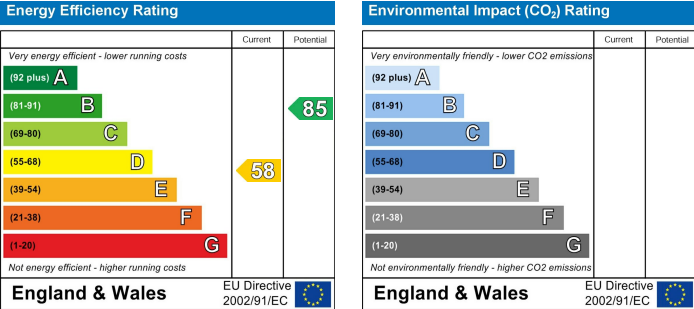
The vendor has advised the following:
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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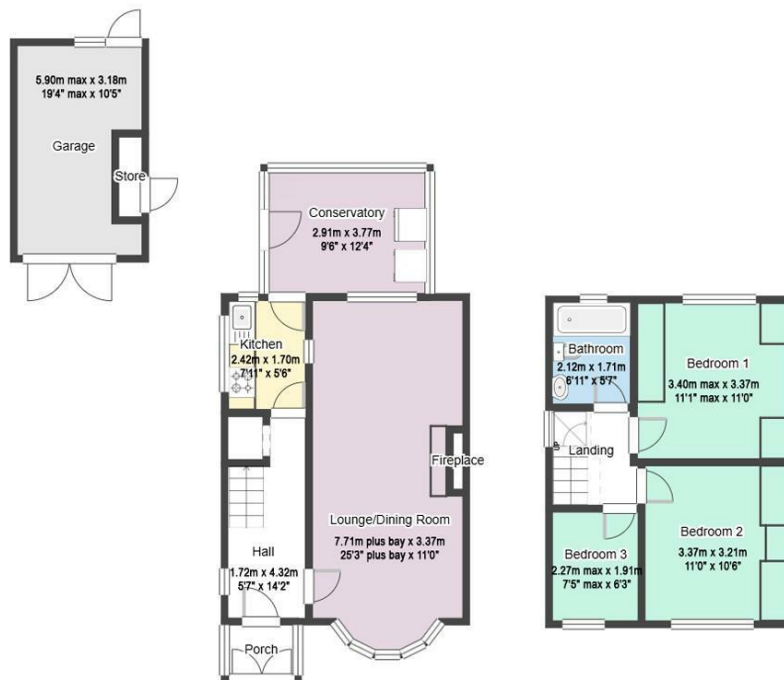
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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