

HoldenCopley

PREPARE TO BE MOVED

South View Road, Carlton, Nottinghamshire NG4 3QN

Guide Price £200,000 - £210,000

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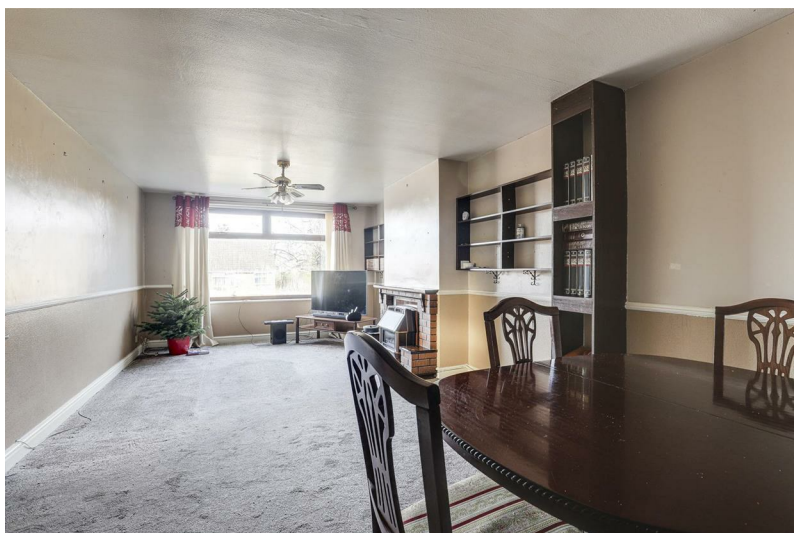


GUIDE PRICE £200,000 - £210,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this three bedroom semi-detached house is situated in a popular residential area of Carlton, offering convenient access to local amenities, schools, and transport links. The property provides well-proportioned accommodation throughout and represents an appealing opportunity for first-time buyers or anyone looking to place their own stamp on their home. The ground floor features an entrance hall with downstairs storage, leading through to a spacious lounge/dining room complete with a feature fireplace. The fitted kitchen offers a range of units, and side access, ensuring a functional layout for everyday use. An additional storage room at the rear provides flexibility for hobbies, utility space, or simple extra capacity. Upstairs, the property offers three bedrooms, including two comfortable doubles and a third bedroom with fitted furniture. The bathroom is equipped with a three-piece suite and further built-in storage. Externally, the property benefits from a lawned front garden and gated access to the rear. The enclosed rear garden provides a private setting with a lawned area, a shed, an outdoor store and a workshop - ideal for anyone requiring extra workspace or storage.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Lounge/Dining Room With Fireplace
- Fitted Kitchen
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Workshop, Outdoor Store & Shed
- No Upward Chain
- Ideal For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'7" x 6'5" (3.24m x 1.96m)

The entrance hall has carpeted flooring and stairs, a wall-mounted electric heater, understairs storage, a dado rail, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Kitchen

12'2" x 7'11" (3.72m x 2.42m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and drainer, an integrated double-oven, an integrated gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, partially tiled walls, UPVC double-glazed obscure windows to the side elevation, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing side access.

Lounge/Dining Room

23'3" max x 11'5" (7.09m max x 3.49m)

The lounge/dining room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a dado rail, a UPVC double-glazed window to the front elevation, and a sliding patio door leading into the storage.

Storage

9'0" x 8'0" (2.76m x 2.46m)

The storage space has wood-effect flooring, two UPVC double-glazed windows to the side and rear elevations, and a UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

8'2" x 3'1" (2.49m x 0.95m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft, as well as access to the first floor accommodation.

Master Bedroom

11'10" x 11'6" (3.62m x 3.51m)

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

Bedroom Two

11'6" max x 11'1" (3.51m max x 3.40m)

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

Bedroom Three

7'11" x 7'10" (2.42m x 2.41m)

The third bedroom has carpeted flooring, a range of fitted furniture, and a UPVC double-glazed window to the rear elevation.

Bathroom

6'6" x 6'4" (1.99m x 1.94m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, partially wood panelled walls, a wood panelled ceiling, a built-in storage cupboard, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a lawned area, gated access to the rear, and boundaries made up of hedges and walls.

Rear

To the rear of the property is a private enclosed garden with a lawn, a shed, a workshop, an outdoor store, and boundaries made up of fence panelling and hedges.

Workshop

12'9" x 8'4" (3.89m x 2.55m)

Outdoor Store

8'4" x 4'9" (2.55m x 1.47m)

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric heater and Gas Fireplace– Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

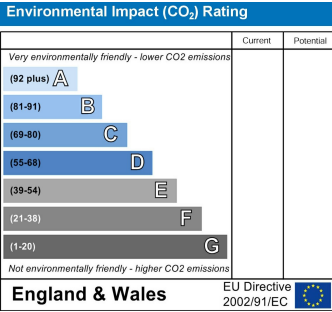
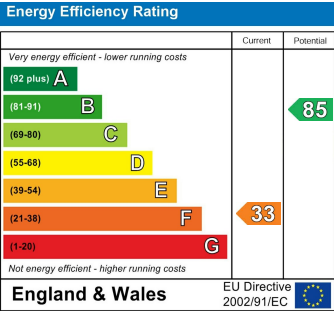
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

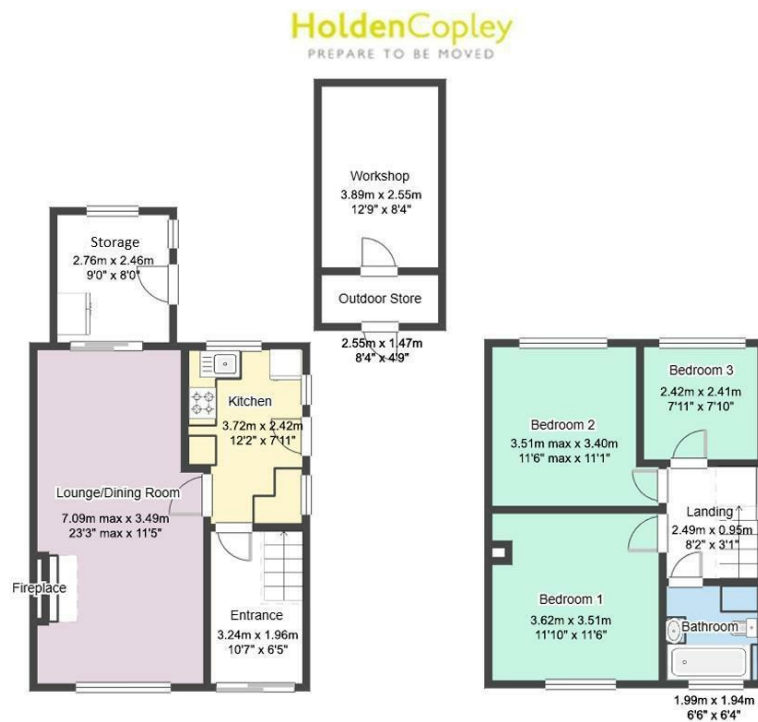
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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This floorplan is for illustrative purposes only.

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