

## 40 Carlton Road, Nottingham, NG10 3LF

Price Guide £150,000



### DESCRIPTION & ACCOMMODATION

GREAT BUYERS OPPORTUNITY  
SENSIBLY PRICED TO REFLECT UPGRADE REQUIRED  
CLOSE TO LONG EATON RAILWAY STATION  
THREE GOOD BEDROOMS  
TWO RECEPTION ROOMS  
KITCHEN, GARDEN ROOM  
GROUND FLOOR WC  
FIRST FLOOR SHOWER ROOM  
GARDEN & GARAGE/WORKSHOP TO REAR  
EARLY VIEWING ADVISED

THREE BED SEMI CLOSE TO LONG EATON RAILWAY STATION  
GREAT PRICE TO REFLECT THE NEED FOR UPGRADE & REFURBISHMENT  
PRICE GUIDE OF £150,000 TO £160,000





## DESCRIPTION & ACCOMMODATION

### DESCRIPTION

40 Carlton Road is an unusual and deceptive three bed semi detached property in a popular residential area within easy reach of Long Eaton Railway Station. Competitively priced and ready to buy with NO ONWARD CHAIN and offered with a Price Guide of £150,000 to £160,000

The property is believed built circa mid 1930's and is constructed and built with an unusual with a flat roof design (we are advised the roof was replaced in 2012) Located towards the end of this cul de sac position and whilst the property does require an amount of modernisation and improvement it is a great opportunity for the new owner to put their own mark on this deceptive home. The property certainly is "very liveable" and you could certainly move in and renovate room by room as you wish., creating the home of your dreams!

### ACCOMMODATION COMPRISING

Generous entrance hallway, cloaks/WC, lounge, dining room, kitchen, garden room and to the first floor modern shower room and three generous bedrooms.

### OUTSIDE

A low boundary wall with access to shared driveway at the side, gated entrance to rear garden and LARGE DETACHED GARAGE/WORKSHOP (we are advised by the sellers of this property that they have previously managed to get a car and caravan!!! down to the larger than average garage)

### ENTRANCE PORCH

With double-glazed door and side windows and tile effect flooring, additional timber door leading into:

### ENTRANCE HALLWAY

**12'4" x 5'7" (3.76m x 1.70m)**

A spacious reception hallway with deep under stair recess area, stairs ascending to first floor, central heating radiator, power point and doors to:

### DOWNSTAIRS CLOAKS/WC

With concertina door, low level WC and double-glazed window to side elevation.

### DINING ROOM

**14'11" x 8'9" (4.55m x 2.67m)**

Entered from the hallway a generous dining room which in turn opens to both the lounge and to the kitchen (potential to open up further if wished) With double-glazed window to side and rear elevations, central heating radiator and power point, door to side leading into LARGE STORAGE Cupboard and in turn opening through to the:

### LOUNGE

**13'11" x 11'8" (4.24m x 3.56m)**

A lovely reception room with double-glazed window to front elevation, chimney breast with fireplace and inset gas living flame effect fire with tiled hearth. TV, telephone and power points and glazed window to side looking into the hallway (this would formerly have been an additional doorway returning to hall)

Returning to Dining Room and with sliding doors facing you opening into:

### KITCHEN

**13'1" x 8'6" (3.99m x 2.59m)**

Fitted with a range of wall and base units beneath work surfaces and with tiled splash backing between, plumbing and space for washing machine and tumble dryer, integrated oven/grill with gas hob and extractor over, provision for tall fridge/freezer, additional breakfast bar area, one and a half bowl sink unit with window to rear looking into the garden room and also a side door to:





**GARDEN ROOM**

**14'2" x 6'2" (4.32m x 1.88m)**

A useful additional seating area with poly-carbonate roof, timber doors and windows overlooking the rear garden.

Returning through to hallway with a turning stair leading to:

**FIRST FLOOR LANDING**

A large landing with double-glazed window to front elevation, large over stair storage cupboard and doors to:

**SHOWER ROOM**

**6'5" x 4'10" (1.96m x 1.47m)**

Fitted with a modern shower cubicle with tiling to walls, sliding door and mains fed shower, wash hand basin and double-glazed window to side elevation.

NB at present there is no WC installed within the shower room with the WC being located on the ground floor.

**BEDROOM ONE**

**11'2" x 11'5" (3.40m x 3.48m)**

A large bright double bedroom with double-glazed window to front elevation, extensive range of fitted wardrobes, central heating radiator, telephone and power points.



**BEDROOM TWO**

**10'3" x 8" (3.12m x 2.44m)**

A second double bedroom with double-glazed window to rear elevation, large fitted wardrobes to one side with one cupboard housing the combination boiler supplying domestic hot water and heating systems, central heating radiator and power points.

**BEDROOM THREE**

**6'11" x 9'1" (2.11m x 2.77m)**

A very generous third bedroom and certainly much larger than average single bedroom again with fitted storage cupboard with hanging and drawer space, double-glazed window to rear, central heating radiator and power point.



**OUTSIDE**

To the front of the property is a low walled boundary and side access to a shared driveway leading in turn to a gated entrance into the REAR GARDEN

We are advised that previously the seller's have been able to get not only a car but also a caravan into the rear of the property where there is a LARGE GARAGE/WORKSHOP measuring approximately 21'1" x 9'11" with double doors and power and light connected.

The rear garden is of low maintenance with shingle and pathways laid, mature trees and shrubbery providing a high degree of privacy and also to the rear there is an additional SEATING/PATIO AREA

**TENURE & VIEWINGS**

**TENURE**

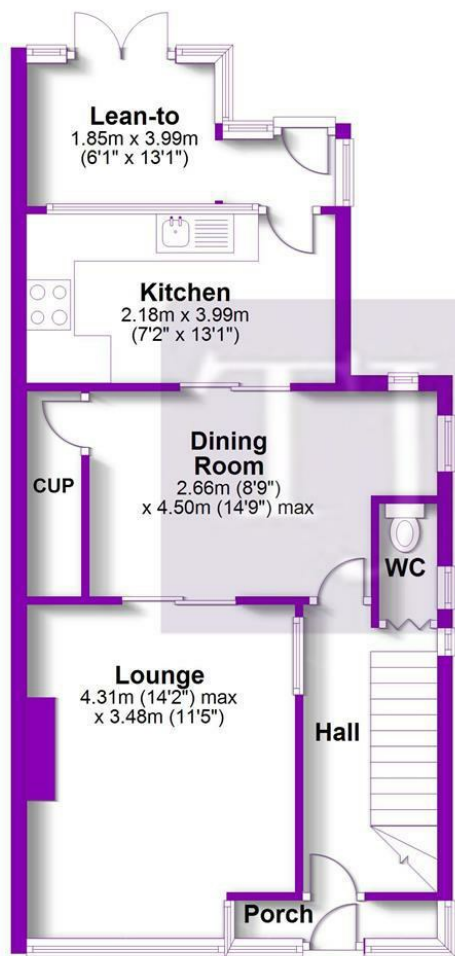
Freehold with vacant possession upon completion

**VIEWINGS**

Viewings strictly by appointment with TJS Property People

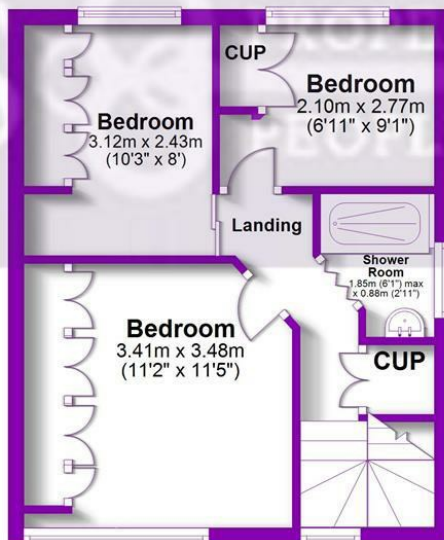
## Ground Floor

Approx. 53.1 sq. metres (571.7 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



## Outbuilding

Approx. 9.3 sq. metres (100.1 sq. feet)



Total area: approx. 97.1 sq. metres (1044.7 sq. feet)

TJS Reference: 1597

Property Type: House - Semi-Detached

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Postal Code: NG10 3LF

EPC: E

## Directions

From our office on market place proceed along Tamworth Road in the direction of Sawley, upon reaching Long Eaton Railway Station at the traffic island take the third exit onto Wilsthorpe Road, after a short distance turning left into Carlon Road where number 40 will be seen on the right hand side clearly identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>England &amp; Wales</b>
		<b>53</b>	EU Directive 2002/91/EC

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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 the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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