



51 Prospect Road, Carlton, NG4 1LX

Guide Price £200,000

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51 Prospect Road Carlton, NG4 1LX

- Three bedrooms
- Lounge & separate dining room
- Off street parking
- Centrally heated conservatory
- Extensive rear garden
- Garage (restricted access)

GREAT FIRST TIME BUY!! A traditional bay fronted semi-detached house on a popular road with three bedrooms, extensive lawned rear garden, detached garage and a full width centrally heating conservatory!

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Overview

The main accommodation consists of an entrance hallway, farmhouse style kitchen, bay-fronted lounge, separate dining room and a full width UPVC double glazed and centrally heated conservatory with an adjoining store room housing the combination gas boiler. Upstairs there are three bedrooms and a bathroom with shower attachment.

Entrance Hall

UPVC double glazed side window and front door, radiator, stairs to the first floor landing, meter cupboard with fuse board and glazed panel door through to the kitchen.

Kitchen

Farmhouse style wall and base units with wood effect worktops and one-and-a-half bowl stainless steel sink unit and drainer. Electric cooker point, radiator, understair pantry cupboard, two UPVC double-glazed side windows and UPVC double-glazed window and door leading through to the conservatory.



Dining Room

With radiator, UPVC double-glazed rear window and half-glazed double doors to the lounge.

Lounge

UPVC double glazed bay window to the front and radiator.

Conservatory

Being brick built with UPVC double-glazed windows, polycarbonate roof, radiator light and power. There is also plumbing for a washing machine and a latch door leading to an adjoining store, which houses the combination gas boiler.

First Floor Landing

Loft access and UPVC double glazed side window.

Bedroom 1

Built-in seven-door part mirrored wardrobes, UPVC double-glazed rear window and radiator.

Bedroom 2

UPVC double glazed front window and radiator.

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

Consisting of bath with screen, full height tiling and shower attachment, pedestal washbasin and toilet. Radiator and UPVC double-glazed rear window.

Outside

There is a lawned front garden with plant and shrub borders. Tarmac driveway with double gates leads eventually to the rear of the property. To the rear is a detached asbestos garage (restricted access) with inspection pit. The extensive lawned garden has shaped and established beds and borders containing a wide variety of shrubs, plants and Heather, with a central path leading to the far end of the garden and garden shed.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: None







CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: None

FLOOD RISK: None

ASBESTOS PRESENT: None

ANY KNOWN EXTERNAL FACTORS: None

LOCATION OF BOILER: TBC

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: TBC

MAINS ELECTRICITY PROVIDER: TBC

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: TBC

BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.

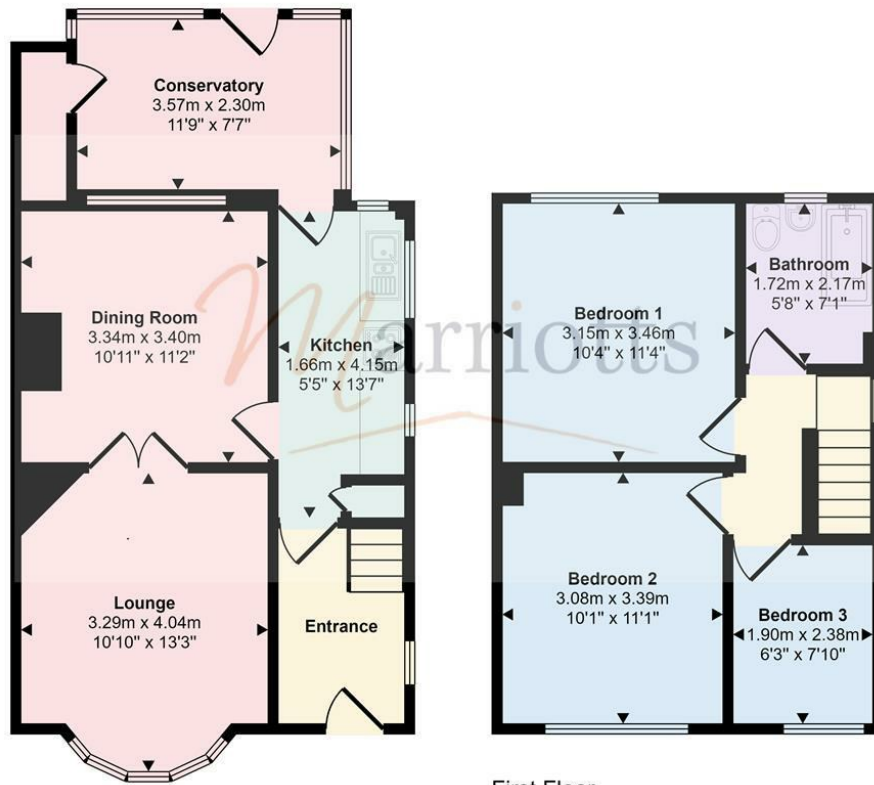
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: Flat at the rear





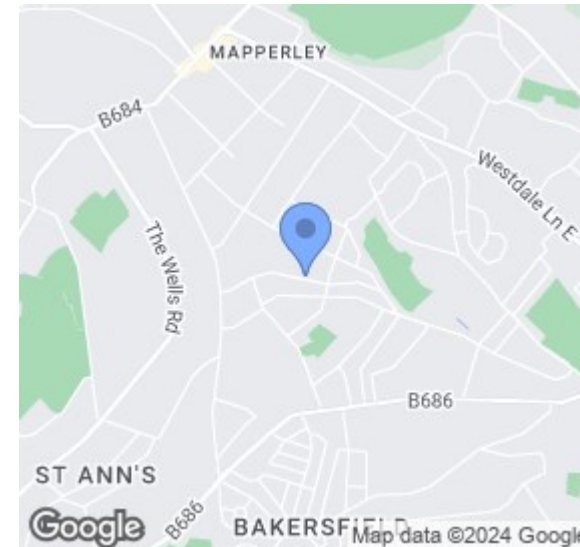


Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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