



1 Carlton Vale Close, Carlton, NG4 3RP
£1,500 Per Calendar Month

 3  1  2  D





1 Carlton Vale Close, Carlton, Nottingham, NG4 3RP

- Three bedrooms
- Modern kitchen & shower room
- Full width rear conservatory
- Large plot with parking
- Private cul-de-sac
- Unfurnished

A lovely modern three-bedroomed detached family home in a private cul-de-sac just off the top of Buxton Avenue, with a good sized plot, off-street parking and a full-width rear conservatory and decking with elevated rear views!

£1,500 Per Calendar Month



Overview

Improved and modernised by the current owners, including a new roof and external rendering, the accommodation consists of a spacious and inviting hallway, gloss white breakfast/dining kitchen with centre island and appliances, separate utility room/side entrance porch and a full width living room with multi-fuel stove and access to the conservatory. Upstairs there three bedrooms and recently modernised shower room with large walk-in shower. Outside, there is parking in front of the property, plus there is an additional strip of land tapering towards Buxton Avenue which belongs to the property and could potentially provide additional parking. Wrought iron gated access leads on to further hard-standing, side lawn and gated access to the main rear lawn and decking.

Entrance Hall

With UPVC double-glazed front entrance door and windows, grey wood laminate flooring, two radiators and a feature staircase leading to the first floor with under-stair cupboard. Doors to both the lounge and kitchen.

Lounge

Feature multi-fuel stove with stone hearth, grey wood laminate flooring, two radiators, two ceiling light points, UPVC double-glazed side window and UPVC double-glazed windows and door through to the conservatory.



Conservatory

With two sets of large sliding patio doors out to the decking, wood style laminate flooring, radiator and three wall light points.

Kitchen Diner

The kitchen area has a range of units in white high gloss with matching white worktops and an inset stainless steel sink unit and drainer. Integrated brushed steel electric oven and dishwasher and separate matching island with pop-up power points and induction hob. Polished tiled floor also in white, UPVC double-glazed front and side windows, door to the side utility room/porch access to the living room.

Utility/Porch

With tiled floor, plumbing for washing machine, worktop and UPVC double glazed side door and window.

First Floor Landing

With UPVC double glazed side window, carpets and doors leading to the bedrooms and shower room.

Bedroom 1

With exposed floorboards and elevated rear-facing views, built-in wardrobes at either end of the room and a radiator.

Bedroom 2

Also with exposed floorboards, UPVC double-glazed front window and radiator.

Bedroom 3

Exposed floorboards, loft access, UPVC double-glazed side window and radiator.

Shower Room

A modern shower room consisting of a large walk-in shower with glass partition, chrome mains shower and full height tiling. Concealed dual flush toilet and washbasin with vanity surround and cupboards, feature patterned tiled floor, anthracite ladder towel rail, LED downlights and UPVC double glazed front window.

Outside

As you approach the property, the tapered strip of grass is on the left and continues up to the property and gates, which lead to the side, where there is a perimeter path/seating area, paved hard-standing/patio, lawn and gated access to the rear garden. The main garden has mature borders and steps leading up to the decking.

Material Information

RESTRICTIONS -

DEPOSIT - £1730

AVAILABLE - Early October

MINIMUM TENANCY TERM - 12 months

MANAGEMENT OF TENANCY - The landlord will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.





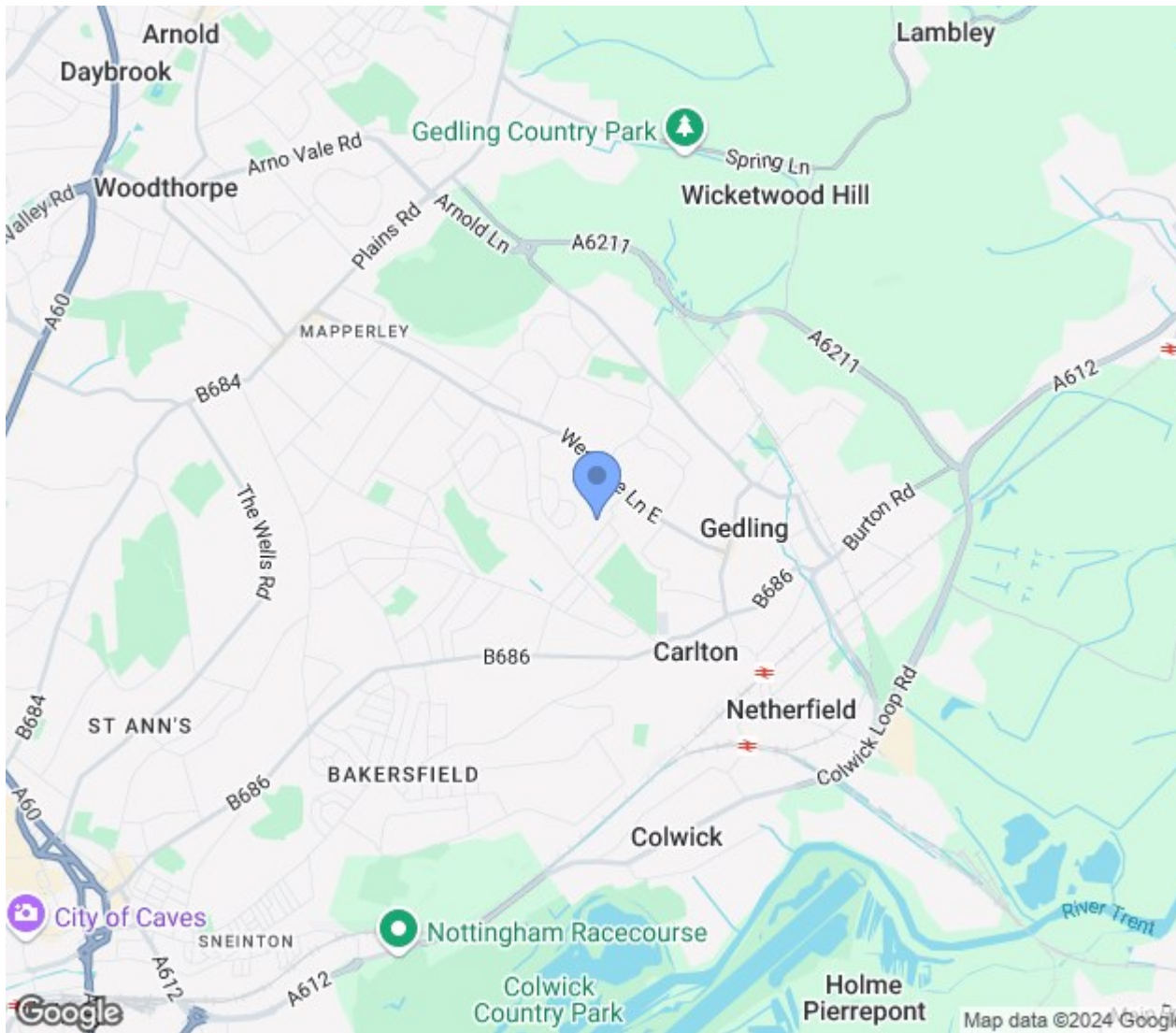


GAS & ELECTRIC SUPPLIER - Scottish Power.
WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band D - Gedling Borough Council.
BROADBAND AVAILABILITY - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE - <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGER POINT - not available.
ACCESS AND SAFETY INFORMATION - Level access at front, some steps to the rear garden.

References and credit checks are mandatory. It is important to note that any tenancy application approved by the Landlord is subject to contract and satisfactory references. Should you view a property while it is still occupied by the previous tenant during their final month, please be aware that a new tenancy can only begin once the property is vacant and the Tenancy Agreement has been signed by both you and the Landlord.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(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 or
lettings@marriotts.net
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 a tenancy agreement. Measurements are approximate.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Credit checks and tenant screening - if your application is successful, subject to contract, Marriotts will ask you to complete a credit check, along with employment and previous landlord references, along with a Right to Rent check.

41 Plains Road, Mapperley, Nottingham NG3 5JU
 0115 953 6644
 lettings@marriotts.net

www.marriotts.net

