



6 Burton Avenue, Carlton, NG4 1PT

£300,000

 3  1  2  C

Marriotts



6 Burton Avenue Carlton, NG4 1PT

- Three bedrooms
- Large 'L' shaped lounge diner
- Well maintained mature garden
- Kitchen with integrated oven & hob
- UPVC double glazed conservatory
- NO UPWARD CHAIN

A very well-presented detached bungalow with three bedrooms, spacious hallway, large 'L' shaped lounge diner, conservatory, ample driveway, carport and a generous sized plot. For sale with NO UPWARD CHAIN!!

£300,000



Entrance Porch

Side entrance porch with UPVC double glazed double doors, tiled floor, ceiling light and secondary door through to the hallway.

Entrance Hall

A spacious hallway with radiator, concealed electric meter and RCD board installed in 2017, large part shelved cloaks cupboard, radiator and loft hatch.

Lounge Diner

A large L-shaped lounge diner with a stone fireplace, Cornish slate hearth and coal effect gas fire. Two wall light points, radiator, and double-glazed sliding patio door to the rear.

Dining Area

With radiator and UPVC double-glazed door leading through to the conservatory.

Conservatory

Being UPVC double-glazed with tile effect flooring, light, power, polycarbonate roof and single door to the rear patio.



Kitchen

A range of wall and base units with polished granite style worktops, tiled splashbacks and inset stainless steel sink unit and drainer. Concealed work surface lighting, breakfast bar, integrated brushed steel trim electric oven and four-ring gas hob with brushed steel extractor canopy and splashback. Wall-mounted Glowworm combination gas boiler, wood-style laminate flooring and UPVC double-glazed side window.

Bedroom 1

Built-in six-door wardrobe, UPVC double glazed front window and radiator.

Bedroom 2

Wood style laminate flooring, UPVC double glazed front window and radiator.

Bedroom 3

Built-in wardrobes with a central chest of drawers/dressing table and matching chest of drawers. UPVC double-glazed side window and radiator.

Bathroom

With fully tiled walls and floor, the suite consists of a panelled bath, separate cubicle with chrome mains shower, pedestal wash basin and toilet. Radiator, recessed ceiling spotlights, extractor fan and two UPVC double-glazed side windows.

Outside

To the front, there is a lawned garden with established borders and a driveway leading to the side of the property providing parking for at least two to three cars, including the carport. Wrought iron gated access then leads to the rear. To the rear is a full-width stone-flagged patio with mature shrubs and Bamboo, with steps then leading down to the lawn, also with borders containing a wide variety of mature shrubs and trees, including Acer enclosed with a fenced perimeter.

Material Information

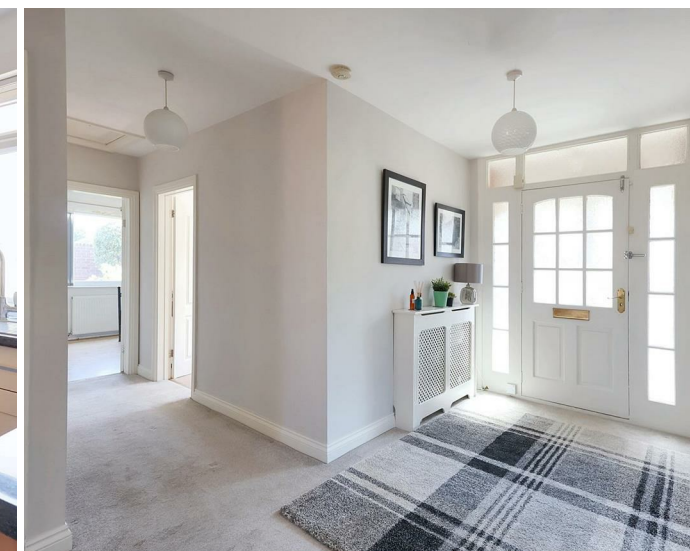
TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no



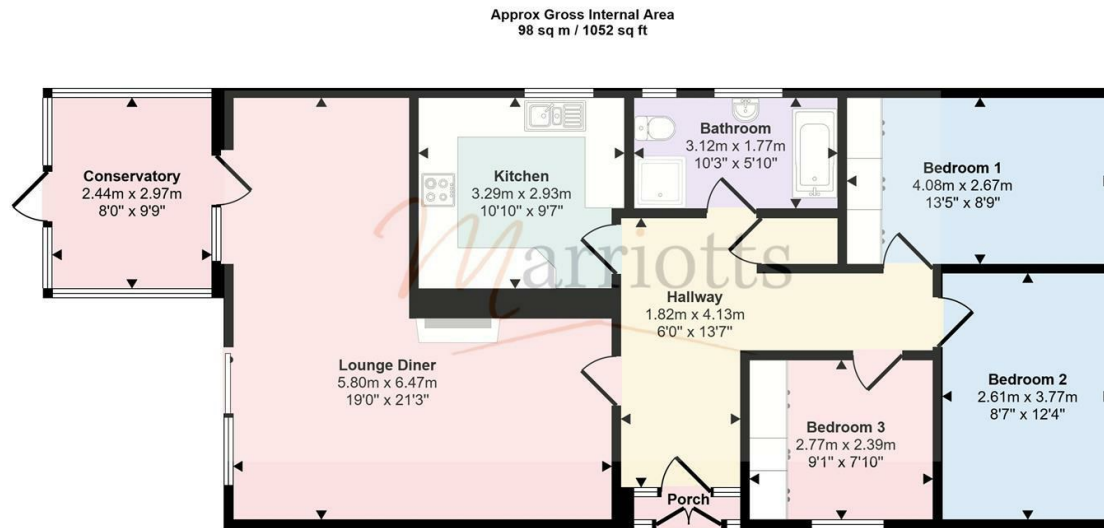




FLOOD RISK: very low
 ASBESTOS PRESENT: n/k
 ANY KNOWN EXTERNAL FACTORS: n/k
 LOCATION OF BOILER: kitchen
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER:
 MAINS ELECTRICITY PROVIDER:
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: Yes (we understand this is fitted at the stop tap)
 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: level access







Floorplan

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		
(81-91) B		83
(69-80) C	69	
(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** 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.
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. 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).

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

www.Marriotts.net

