

JOHNSONS & PARTNERS

Estate and Letting Agency



8 HIGHGATE CLOSE, CARLTON

NOTTINGHAM, NG4 3PP

£170,000



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Two Bedrooms | Dining Kitchen | Cul-de-sac Position | Off Road Parking | Close to Local Amenities and Transport Links | Well Presented Throughout | Well Appointed Bedrooms | Viewing Advised |

Positioned in a cul-de-sac on Highgate Close, Carlton, Nottingham, this charming mid-townhouse at presents a splendid opportunity for a variety of buyers, ranging from the astute first-time purchaser to the savvy investor.

Upon entering this two-bedroom terraced abode, one is immediately greeted by a spacious lounge, an inviting space that sets the tone for the rest of the home. The modern dining kitchen, equipped with sleek fittings, provides the perfect setting for morning coffees or relaxed dining. French doors open out to reveal a southerly facing garden, a tranquil haven that basks in natural light throughout the day, ideal for outdoor entertainment or quiet reflection.

Accommodation comprises two well-proportioned bedrooms, each boasting ample space for personalisation and comfort. The bathroom is fitted with a contemporary three-piece suite, ensuring that your daily routines are both comfortable and stylish.

The property benefits from an allocated parking space, offering off-street convenience that is highly sought after. Its location offers the perfect blend of suburban serenity and accessibility, with Carlton's array of amenities just a stone's throw away and Nottingham city centre within easy reach.

This delightful home encapsulates comfortable living and promises to be a cherished space for its new owners. Whether you're taking the first step onto the property ladder or looking to add to your portfolio, this residence is an opportunity not to be missed. Embrace the chance to make Highgate Close your next chapter.

Living Room

14'7" x 12'0" (4.46 x 3.68)

Dining Kitchen

12'0" x 9'10" (3.68 x 3.02)

First Floor Landing

Bedroom One

12'0" x 9'10" (3.68 x 3.02)

Bedroom Two

11'3" x 8'7" (3.45 x 2.62)

Bathroom

6'1" x 5'5" (1.87 x 1.66)

Rear Garden

Allocated Parking

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band A

This information was obtained through the directgov website. Johnsons and Partners 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

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere,

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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. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license 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 Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

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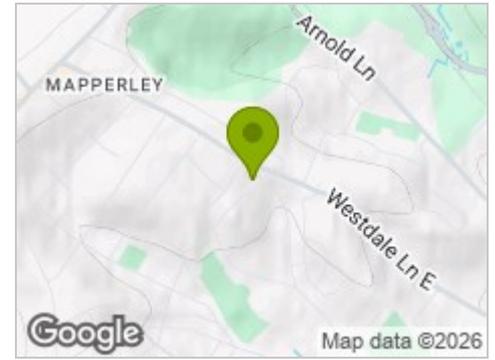
Road Map



Hybrid Map



Terrain Map



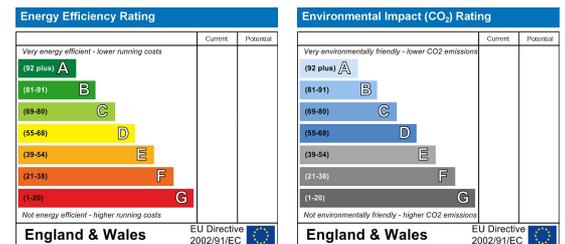
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.