



19 Station Road, Carlton, NG4 3AT
Guide Price £120,000





19 Station Road Carlton, NG4 3AT

- Victorian semi-detached house
- Hallway with original Minton tiled floor
- First floor bathroom & ground floor shower room
- Three double bedrooms & two reception rooms
- Modern kitchen & separate utility room
- NO UPWARD CHAIN

****FOR SALE BY ONLINE AUCTION. Auction Date - Wednesday 24th of June 26 - ** PRE-AUCTION OFFERS CONSIDERED** AUCTION PACK AVAILABLE ON REGISTRATION***An attractive Victorian semi-detached house which is in need of modernisation. The property has two reception rooms, hallway with original Minton tiled floor, spacious modern rear kitchen diner, with separate utility room and downstairs showroom. Upstairs there are three double bedrooms and bathroom. The house is located just a short walk from Carlton train station and Netherfield town centre. There are also local retail parks and the recently opened Sainsbury's supermarket close-by!

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Hallway

With a double-glazed composite front entrance door, original Minton floor tiling and original spindled balustrade staircase leading to the first floor. Doors to both reception rooms, radiator and a door through to the kitchen.

Living Room

Marble fireplace and hearth with living flame coal-effect gas fire and wooden surround. UPVC double glazed front windows, cupboard housing the fuse board and smart electric meter.

Dining Room

UPVC double-glazed front and rear windows, radiator, serving hatch to the kitchen, feature original ceramic tiled fireplace with a wooden surround and gas fire.

Kitchen Diner

A modern Wren kitchen consisting of a range of wall and base units with soft close doors and drawers, granite effect worktops and an inset stainless steel sink unit and drainer. Space for a gas cooker, integrated fridge freezer, radiator and concealed Worcester Bosch combination gas boiler installed January 2019. Wood-effect laminate flooring, two ceiling light points, UPVC double-glazed side window and UPVC double-glazed door and window to the rear.

Utility Room

Plumbing for a washing machine, UPVC double glazed rear window, light, power and door to the shower room.

Shower Room

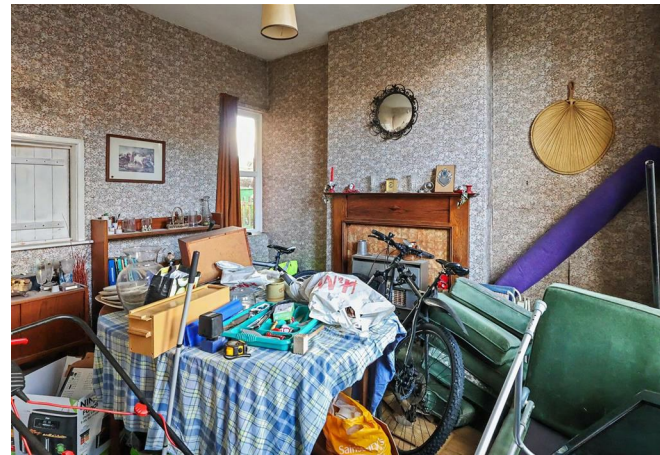
Shower tray with fully tiled walls and electric shower, dual flush toilet, tiled floor and UPVC double glazed rear window.

First Floor Landing

Doors to two main bedrooms, a small walk-in storage room and a rear lobby with access to the third bedroom and bathroom.

Bedroom 1

UPVC double glazed front windows.



Bedroom 2

UPVC double-glazed front windows.

Bedroom 3

UPVC double-glazed rear window and built-in linen cupboard.

Bathroom

A white suite with half tiling, consisting of bath, dual flush toilet and pedestal wash basin. Tiled floor and UPVC double glazed rear window.

Outside

There is a walled original block-paved forecourt and gated access to the front. Side gate leads to the rear, where there is a part block paved patio/seating area and an outside tap. Stone retaining wall with steps leads up to the garden, which is lawned with a bedding area containing a selection of mature shrubs.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling & Nottinghamshire - Band B
PROPERTY CONSTRUCTION: solid 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: no
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: stepped front access

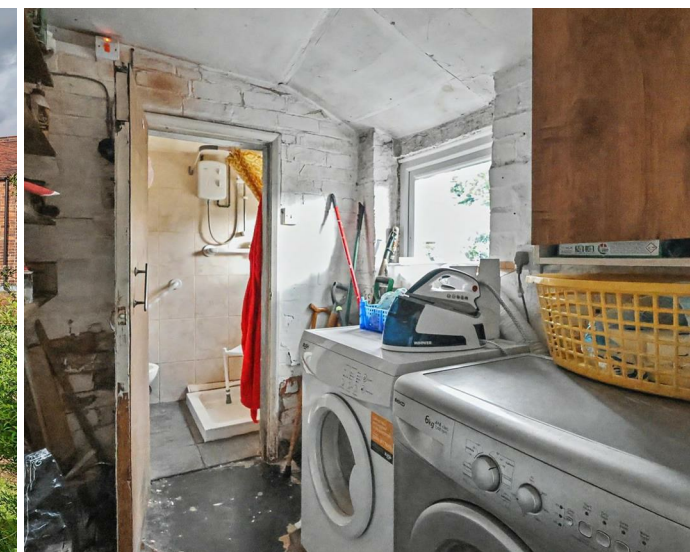
Auction Information

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

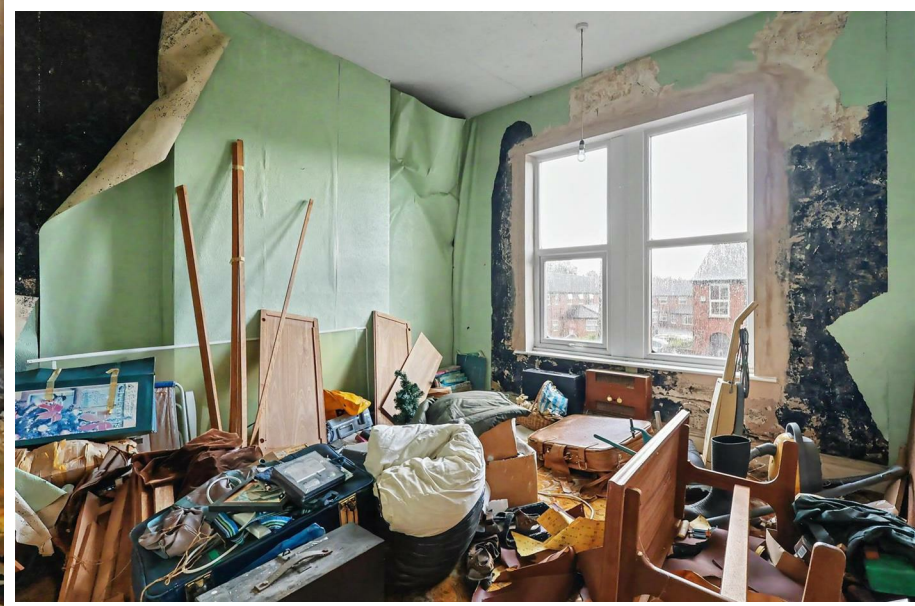
Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

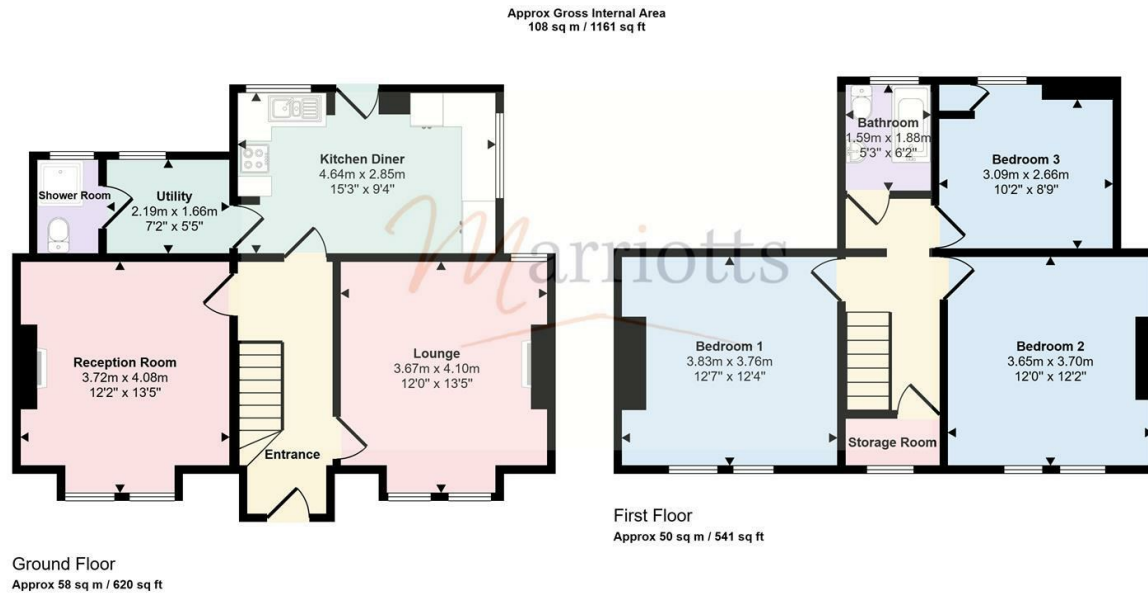
**Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.











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		
(69-80) C		
(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.
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