JOHNSONS & PARTNERS

Estate and Letting Agency



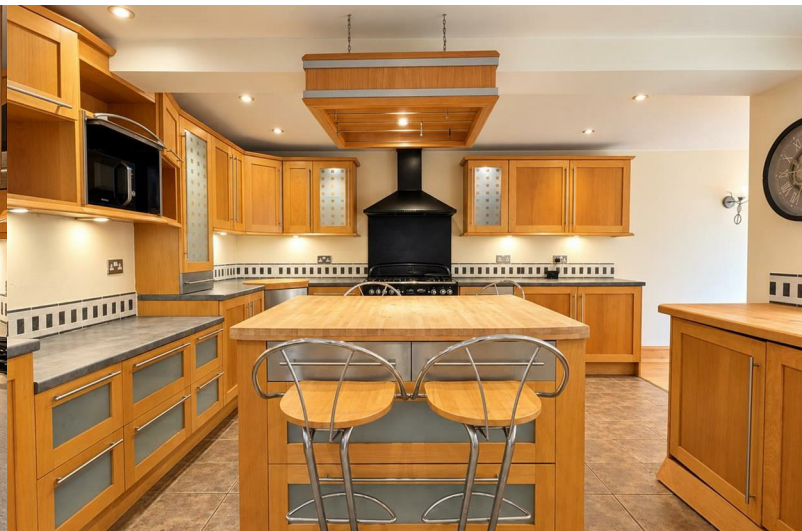
130 SOUTHCLIFFE ROAD, CARLTON

NOTTINGHAM, NG4 1ES

£250,000

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Three Bedroom Detached Home | Popular Location | Close to Local Amenities and Schools | Extended to the Rear | Breakfast Kitchen | Living room and Separate Dining Room | Driveway and Garage |

Located on Southcliffe Road, Carlton, this extended three-bedroom detached family home beckons a variety of buyers with its modern comforts and spacious living areas.

Upon entering, you're greeted by a welcoming entrance hall that guides you to a light-filled living room, radiating a warm and inviting atmosphere. The modern kitchen diner, the epicentre of the house, is equipped with an island and sleek fittings, making it an ideal setting for culinary adventures and sociable gatherings. The dining room, separate yet integrally connected, is perfect for formal meals and hosting guests.

The first-floor features three generously sized bedrooms, each offering a tranquil retreat after a long day. These are accompanied by a contemporary family shower room, styled with sophistication in mind.

The convenience of off-street parking is ensured by a private driveway and a garage, accommodating two vehicles and offering extra storage solutions.

This property is situated in the popular area of Carlton, offering easy access to a plethora of local amenities, as well as falling within the catchment area for The Sacred Heart Primary Catholic Voluntary Academy, adding to the appeal for family-oriented buyers.

An opportunity not to be missed, this charming home is ready to welcome those seeking a harmonious balance of comfort and convenience in the heart of Nottingham.

Entrance Hallway

Living Room

Breakfast Kitchen

Dining Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Driveway and Garage

Agents Disclaimer

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

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, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





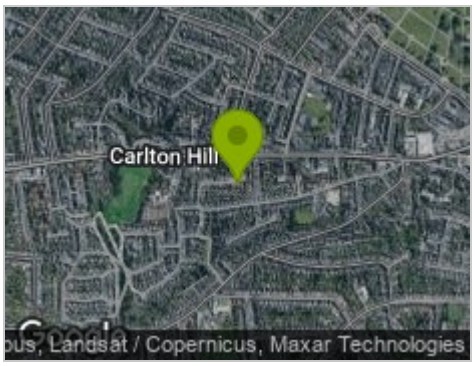




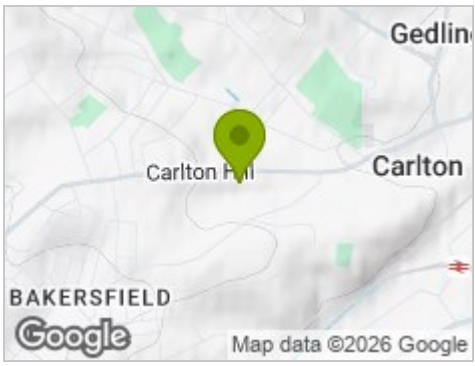
Road Map



Hybrid Map



Terrain Map

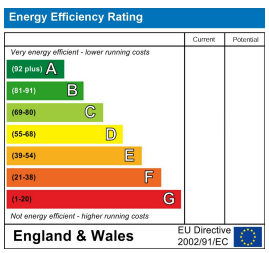


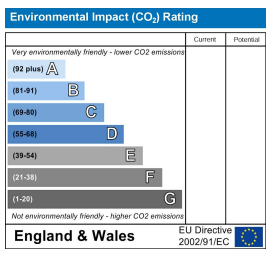
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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