

JOHNSONS & PARTNERS

Estate and Letting Agency



109 CAVENDISH ROAD, CARLTON

NOTTINGHAM, NG4 3EB

OFFERS OVER £210,000



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Beautiful Period Home | Two Double Bedrooms | Character & Charm | Lounge & Dining Room |

A beautifully presented period home where character meets contemporary comfort.

There are some homes that simply feel right the moment you step through the door, and this is undoubtedly one of them.

Occupying a popular position on Cavendish Road, this handsome period home has been lovingly maintained and thoughtfully improved over the years, creating a property that effortlessly combines original character with modern day practicality.

Behind the attractive red brick façade, the accommodation flows beautifully. The welcoming lounge enjoys a large window that fills the room with natural light, whilst the separate dining room provides an ideal space for entertaining family and friends. Beyond, the modern galley kitchen offers an excellent range of storage and worktop space before opening into a versatile garden room, currently used as a home office but equally suited as a snug, hobby room or playroom, with doors leading directly onto the rear garden.

Upstairs, there are two generous double bedrooms, both beautifully presented, together with an exceptionally spacious family bathroom featuring both a separate shower enclosure and a corner Whirlpool bath.

Outside, the rear garden is a real highlight. Wonderfully mature and incredibly private, it has been carefully landscaped to create a colourful oasis with winding pathways, established planting and seating area. It is the perfect place to relax, entertain or simply enjoy throughout the changing seasons.

Carlton offers excellent transport links into the city centre, a wide range of local amenities, highly regarded schools and nearby parks, making it equally appealing to professionals, couples and those looking to downsize without compromise.

Beautifully presented throughout, this is a home that has clearly been cherished and is ready for its next chapter.

Lounge
11'11" x 11'8" (3.63m x 3.56m)

Dining Room
39'4" x 16'4" x 36'1" x 36'1" (12'5" x 11'11")

Kitchen
12'2" x 7'1" (3.71m x 2.16m)

Office/Garden Room
10'2" x 7'5" (3.10m x 2.26m)

First Floor Landing

Bedroom One
11'11" x 11'7" (3.64m x 3.55m)

Bedroom Two
12'5" x 9'0" (3.80m x 2.76m)

Bathroom
12'3" x 7'2" (3.75m x 2.20m)

Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

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.

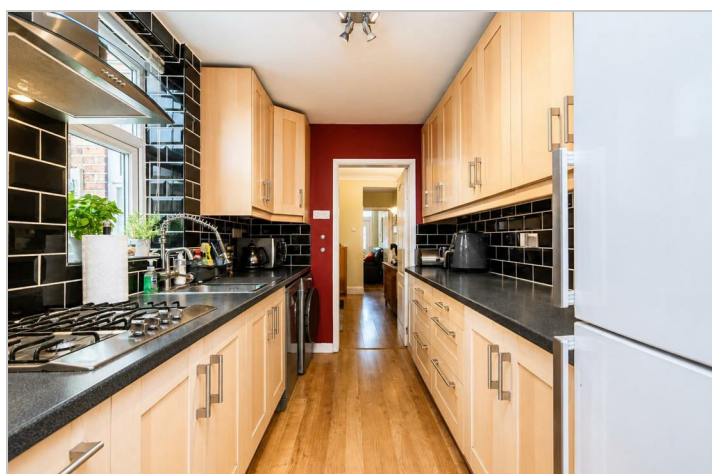
The vendor has advised the following:

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, 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



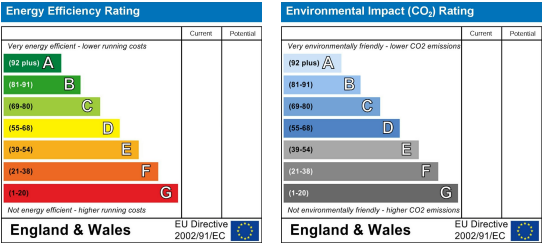
Floor Plan



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