



6 Elm Avenue, Carlton

£120,000 Freehold

- Mid-Terraced House
- Two Double Bedrooms & Dressing Room / Study
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor WC
- Wet-Room Style Bathroom
- Low Maintenance Garden
- Sold As Seen
- Plenty Of Potential
- Close To City Centre



£120,000

A FANTASTIC OPPORTUNITY TO CREATE A WONDERFUL HOME...

Offered to the market with no upward chain, this two bedroom mid terrace property is bursting with potential and presents an exciting opportunity for first time buyers, investors or those looking for a renovation project. Requiring modernisation throughout, the property offers well proportioned accommodation and the chance to add significant value while tailoring the home to individual tastes and requirements. The ground floor comprises a living room to the front, a separate dining room featuring a decorative fireplace and staircase access to the first floor, a fitted galley style kitchen, and a useful ground floor WC. Upstairs, the first floor hosts two generous double bedrooms, a versatile study or dressing room, and a wet-room style bathroom. Outside, to the rear is a garden with a variety of mature trees, shrubs and established planting, with plenty of scope for landscaping and improvement. Situated in a popular residential location within easy reach of local amenities, schools and excellent transport links into Nottingham City Centre, this property offers an excellent opportunity for buyers looking to put their own stamp on a home.

MUST BE VIEWED

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR

Living Room

11' 11" x 11' 11" (3.63m x 3.63m)

The living room has a UPVC double-glazed window to the front elevation, tiled flooring, coving to the ceiling, a fitted base cupboard, a radiator, and a single UPVC door providing access into the accommodation.

Dining Room

11' 11" x 11' 11" (3.62m x 3.62m)

The dining room has a UPVC double-glazed window to the rear elevation, tiled flooring, a feature fireplace with a decorative surround, a radiator, coving to the ceiling, and a ceiling rose.

Kitchen

7' 2" x 10' 8" (2.19m x 3.26m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mono mixer tap and drainer, space for various appliances, tiled splashback, a radiator, exposed beams on the ceiling, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

WC

7' 1" x 5' 10" (2.17m x 1.78m)

This space has a low level flush WC, a wall-hung wash basin, tiled splashback, a radiator, a wall-mounted BAXI boiler, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

2' 6" x 25' 6" (0.77m x 7.78m)

The landing has tiled flooring and provides access to the first floor accommodation.

Master Bedroom

12' 1" x 11' 11" (3.68m x 3.64m)

The main bedroom has a UPVC double-glazed window to the front elevation, exposed wooden flooring, an in-built cupboard, and a radiator.

Bedroom Two

8' 11" x 11' 11" (2.73m x 3.63m)

The second bedroom has a UPVC double-glazed window to the rear elevation, exposed wooden flooring, and a radiator.

Dressing Room / Study

7' 1" x 4' 4" (2.16m x 1.31m)

This space has a UPVC double-glazed window to the side elevation and tiled flooring.

Bathroom

6' 7" x 7' 3" (2.00m x 2.20m)

The bathroom has a low level flush WC, a pedestal wash basin, a wet room style shower enclosure with a wall-mounted electric shower fixture, grab handles, vinyl flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

ADDITIONAL INFORMATION

Broadband Speed – Ultrafast Available – 1800 Mbps (download) 220 Mbps (upload) | Phone Signal – Mostly Good 4G / 5G coverage | Electricity – Mains Supply | Water – Mains Supply | Heating – Gas Central Heating – Connected to Mains Supply | Sewage – Mains Supply | Flood Risk Area – Very low risk | Construction – Brick | Mining Area – Potentially located on a coalfield. No further mining report is currently required for this property according to Mining Remediation Authority records. | Council Tax Band Rating – Gedling Borough Council – Band A | Tenure: Freehold | Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

DISCLAIMER

HoldenCopley, 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,



Rear Garden

The rear garden features a pathway leading through a variety of established plants, shrubs and mature trees. The garden is open to neighbouring gardens and offers scope for buyers to personalise and enhance to suit their own needs and preferences.



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.