

JOHNSONS & PARTNERS

Estate and Letting Agency



10 FRASER ROAD, CARLTON

NOTTINGHAM, NG4 1NJ

GUIDE PRICE £235,000



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Renovated Semi-Detached Home | Two Double Bedrooms | Modern Interiors Throughout | Spacious Living Room | Replastered & Re-Wired | Fully Functional Garden Room | Close to Local Amenities |

Guide Price £235,000 - £245,000

Presented to the market, this beautifully renovated two bedroom semi-detached home on Fraser Road offers the perfect blend of contemporary style and everyday practicality, making it an exceptional choice for a wide variety of buyers. Having undergone a comprehensive renovation, every aspect of this property has been thoughtfully updated - from a full rewire and new plumbing to fresh plasterwork, new doors, flooring, kitchen, and bathroom - ensuring a truly turnkey home ready for you to move straight in.

Step inside to discover a welcoming entrance hall leading to a chic living room with a striking feature wall and a modern floor-standing fireplace, offering a warm and stylish retreat. To the rear, the impressive open plan kitchen diner is equipped with integrated appliances, a breakfast bar, and a dedicated dining area, making it an ideal space for family meals or entertaining guests.

Upstairs, two generous double bedrooms are served by a luxurious bathroom with sleek black accents, as well as a separate WC for added convenience. Externally, the property boasts a private driveway for two vehicles to the front, while to the rear, a large enclosed garden awaits—complete with a substantial patio, lawn, and a versatile garden room with power and lighting, perfect for a home office, gym, or studio.

Located in popular Carlton, with excellent local amenities and transport links into Nottingham, this outstanding home simply must be viewed to be fully appreciated.

Entrance Hallway

Living Room

14'5" x 11'3" (4.40 x 3.43)

Dining Kitchen

20'8" x 8'9" (6.31 x 2.67)

First Floor Landing

Bedroom One

14'4" x 11'3" (4.38 x 3.44)

Bedroom Two

14'6" x 7'11" (4.42 x 2.42)

Bathroom

5'9" x 5'9" (1.76 x 1.76)

WC

Garden Room

11'6" x 7'5" (3.51 x 2.28)

Driveway to the Front

Agents Disclaimer

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

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.

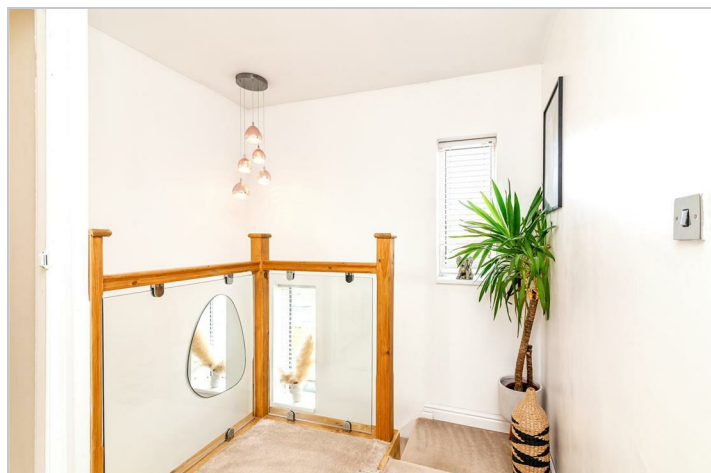
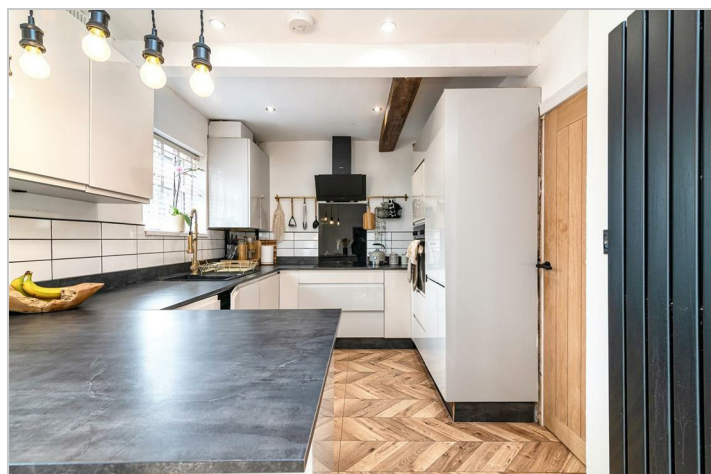
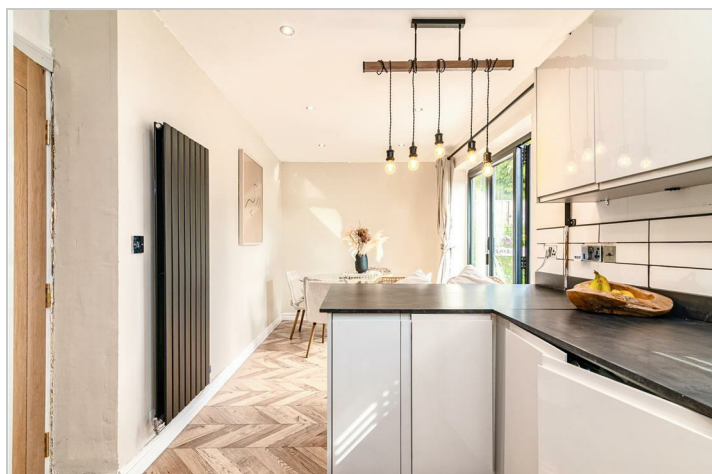
The vendor has advised the following:

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



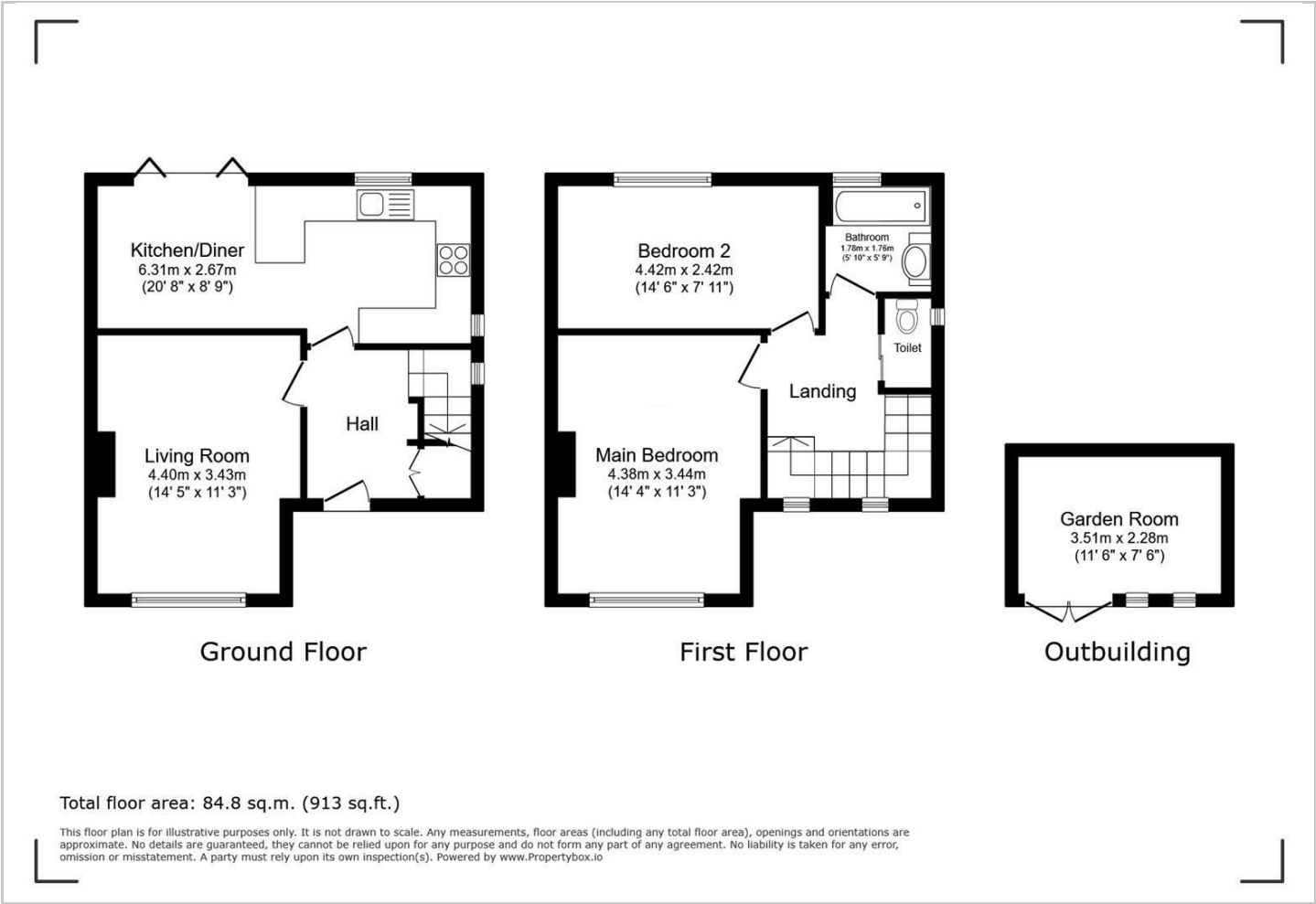
Hybrid Map



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.