

HoldenCopley

PREPARE TO BE MOVED

Hartington Avenue, Carlton, Nottinghamshire NG4 3NR

Guide Price £280,000

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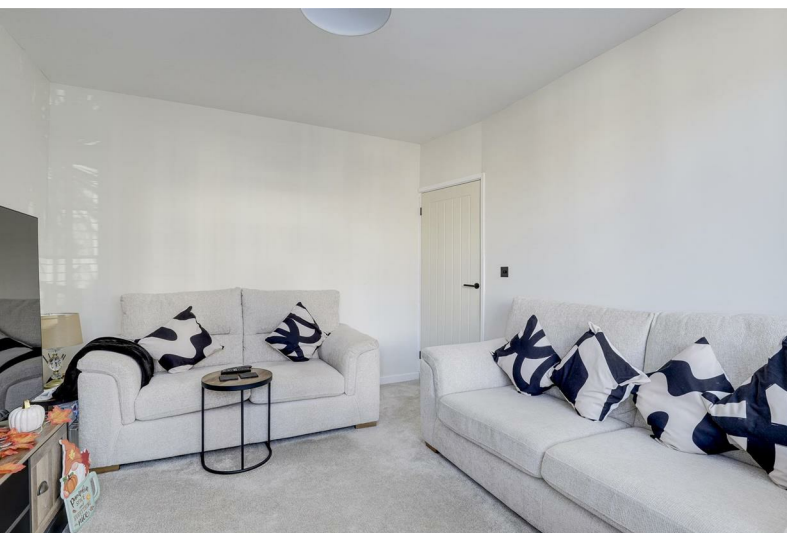


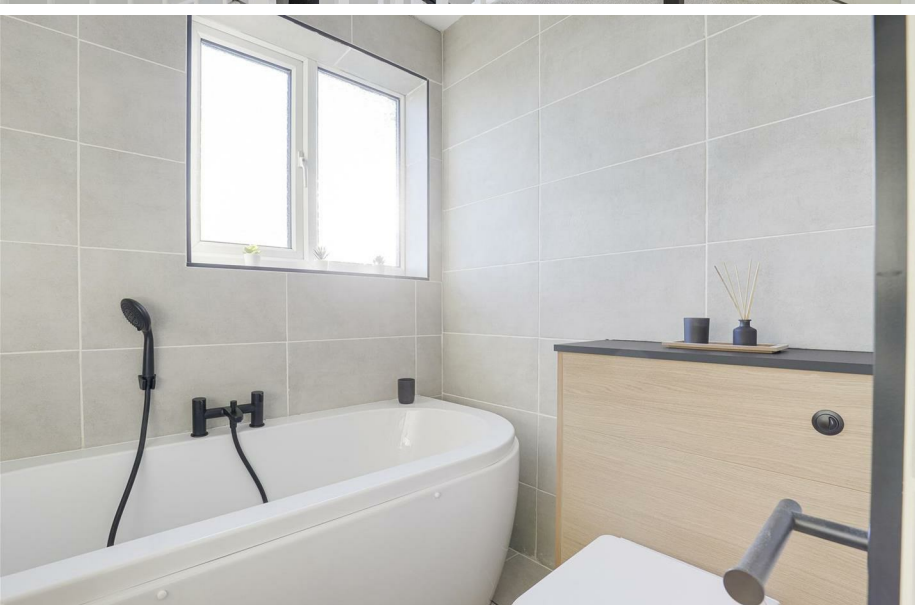
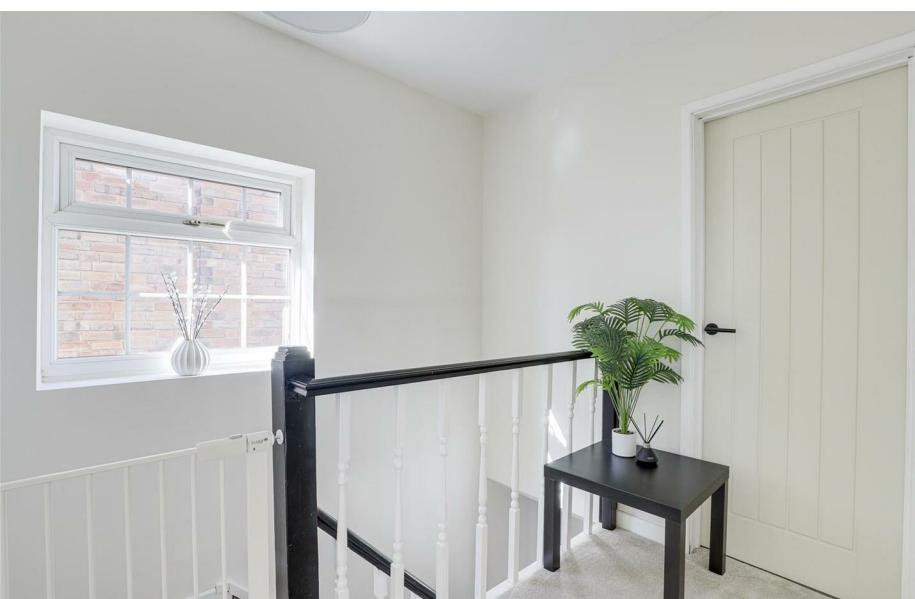
GUIDE PRICE £280,000 - £300,000

DETACHED FAMILY HOME...

This recently refurbished, detached house offers two spacious reception rooms, providing versatile spaces for relaxation and entertainment. Whether you seek a quiet place to unwind or a setting to host gatherings, these rooms cater to various needs. The fitted kitchen is ideal for culinary enthusiasts, offering ample storage and functionality. With three generously sized bedrooms, there is plenty of space for family or guests, ensuring comfort and privacy for everyone. The property also includes a convenient four-piece bathroom suite. Outside, the front and rear gardens provide charming spaces to enjoy the outdoors, whether you wish to relax, garden, or entertain. These well-maintained areas offer a range of possibilities, the house also features a driveway and a detached garage, offering secure parking and additional storage. Situated in a sought-after location, this property benefits from its close proximity to local amenities, schools, and excellent transport links. With easy access to Nottingham and surrounding areas, it combines the convenience of city living with a welcoming residential environment.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Four-Piece Bathroom Suite
- Well Presented Throughout
- Driveway & Detached Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has vinyl flooring, exposed brick walls, and a UPVC door providing access into the accommodation.

Entrance Hall

The entrance has Herringbone style flooring, carpeted stairs, a radiator, an in-built cupboard, and a single door providing access to the porch.

Living Room

13'5" into bay x 10'11" (4.11m into bay x 3.33m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator , a TV point, and carpeted flooring.

Dining Room

11'7" x 10'2" (3.54m x 3.11m)

The dining room has Herringbone style flooring, coving to the ceiling, a radiator, and double French door opening to the rear garden.

Kitchen

8'7" x 7'2" (2.64m x 2.19)

The kitchen has a range of fitted base and wall worktops, a composite sink and half with a mixer tap and drainer, an integrated oven, a ceramic hob and an extractor hood, Herringbone style flooring, and a UPVC double glazed window to the rear elevation.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access into the boarded loft with lighting via a pull-don ladder, and access to the first floor accommodation.

Bedroom One

13'10" into bay x 10'2" (4.23m into bay x 3.12m)

The first bedroom has a UPVC double-glazed bay window to the front elevation, a radiator, recessed spotlights, and carpeted flooring.

Bedroom Two

11'7" x 10'2" (3.54m x 3.12m)

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

Bedroom Three

6'11" x 6'7" (2.12m x 2.01m)

The third bedroom has a UPVC double-glazed bay window to the front elevation, a radiator, and carpeted flooring.

Bathroom

8'3" x 6'8" (2.52m x 2.05m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a counter-top wash basin, a panelled bath with central taps with a handheld shower fixture, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a garden with brick and stone wall boundaries, a range of plants of shrubs, a metal gate providing access to the driveway and a gate leading to the rear garden and detached garage.

Garage

The garage has ample storage, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is an enclosed multi-level south-facing garden with a patio, an outside tap, courtesy lighting, steps leading down to a lawn with a range of plants and shrubs, a pathway leading to the rear of the garden and fence panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley 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:

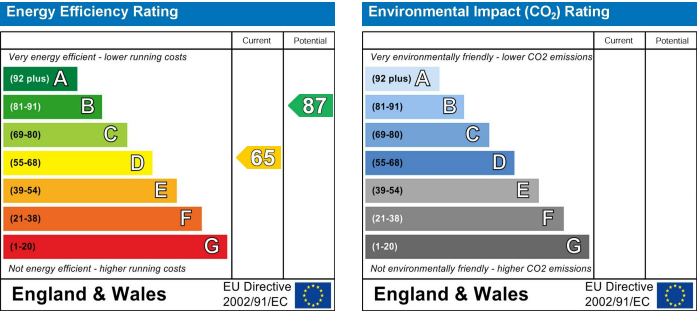
Property Tenure is Freehold

HoldenCopley 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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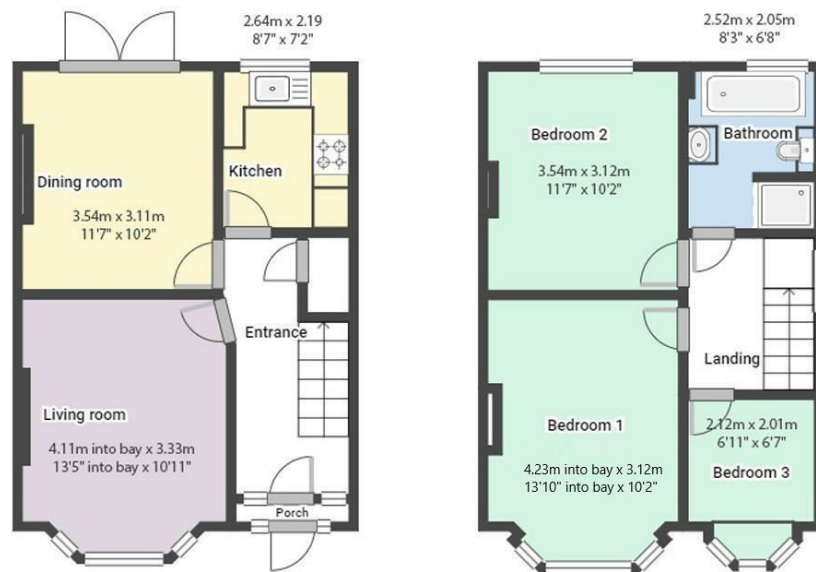
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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