

# JOHNSONS & PARTNERS

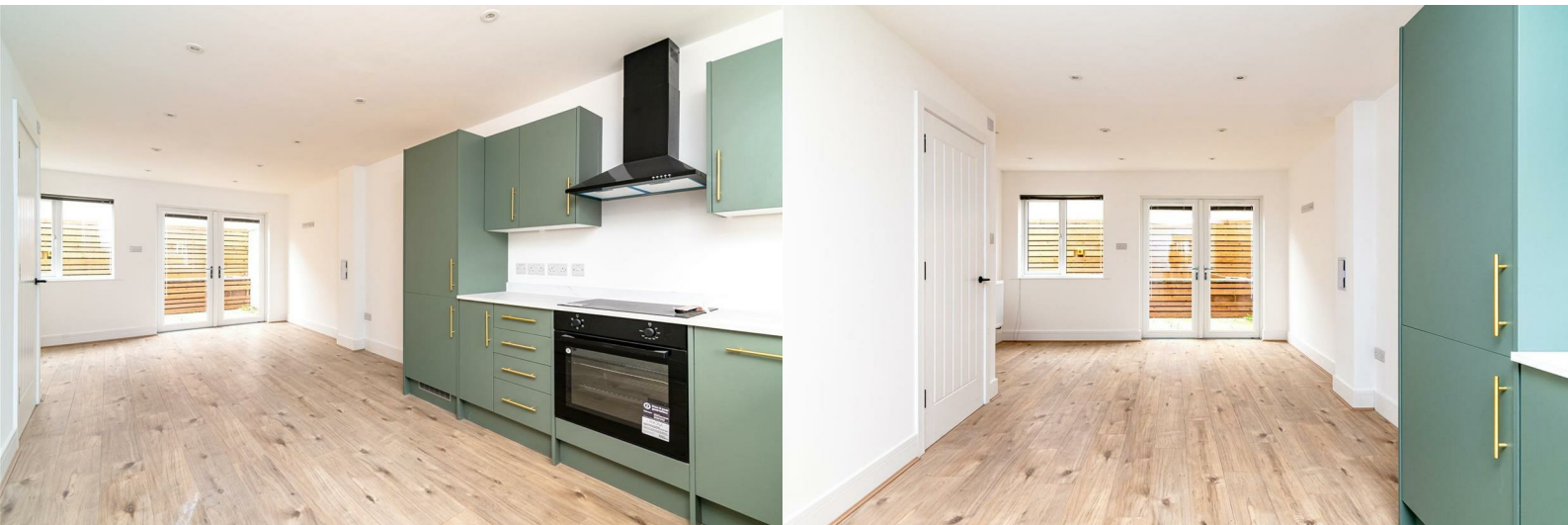
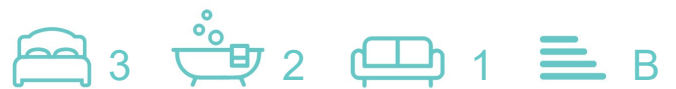
Estate and Letting Agency



**90A CARLTON HILL, CARLTON**

NOTTINGHAM, NG4 1EE

**£180,000**



# 90A CARLTON HILL

CARLTON, NOTTINGHAM, NG4 1EE

£180,000



For Sale with NO CHAIN | Modern Three Bedroom Semi | Air Source Heat Pump | Open Plan Design | Modern Kitchen with Integrated Appliances | Main Bedroom with En-Suite | Viewings are Advised |

Located in Carlton, Nottingham, this exquisite three-bedroom, two-bathroom semi-detached home presents an unrivalled opportunity for a wide array of buyers. Designed with the utmost attention to detail, this newly constructed residence is the epitome of modern elegance and convenience, allowing you to indulge in a lifestyle of sophistication and ease.

Step through the doors of this impeccable abode and be welcomed an inviting hallway, guiding you to an expansive open-plan living space that exudes contemporary flair. The state-of-the-art kitchen, adorned with modern appliances and sleek finishes, merges seamlessly with the dining and lounge areas, crafting the perfect backdrop for both lively gatherings and tranquil relaxation.

The home is equipped with an innovative air source heat pump, offering an eco-conscious heating solution that is both energy-efficient and cost-effective, aligning with today's environmental standards. Upstairs, the first floor houses two generously sized bedrooms, accompanied by a chic bathroom that showcases premium fixtures, enhancing the daily routine with a touch of luxury.

The crowning jewel of the residence is the secluded main bedroom situated on the second floor, complete with a lavish en-suite shower room, presenting a sanctuary of peace and opulence.

Externally, this captivating property features a rear garden/patio area, designed for effortless outdoor entertainment or moments of serene repose.

Discover the true essence of contemporary living in this stellar property, poised in a prime Carlton location with enviable connectivity and convenience.

### Entrance Hallway

### Living Room

12'11" x 7'10" (3.94 x 2.40)

### Kitchen

16'4" x 10'2" (5 x 3.10)

### Store

### First Floor Landing

### Bedroom Two

12'11" x 7'11" (3.94 x 2.43)

### Bedroom Three

8'2" x 6'10" (2.51 x 2.10)

### Bathroom

7'1" x 6'10" (2.16 x 2.10)

### Second Floor

### Bedroom One

18'7" x 9'10" (5.67 x 3.01)

### En-Suite

6'9" x 4'9" (2.06 x 1.47)

### Agents Disclaimer

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

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.

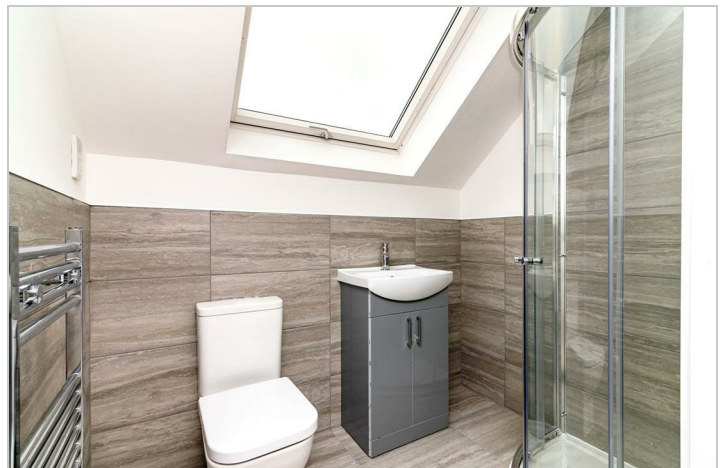
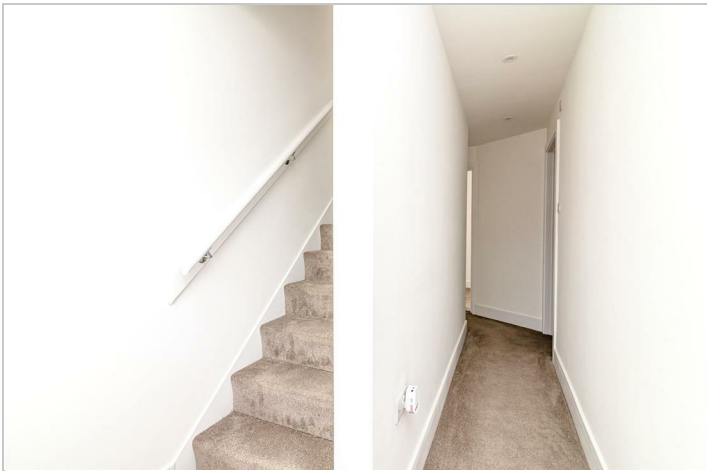
The vendor has advised the following:

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



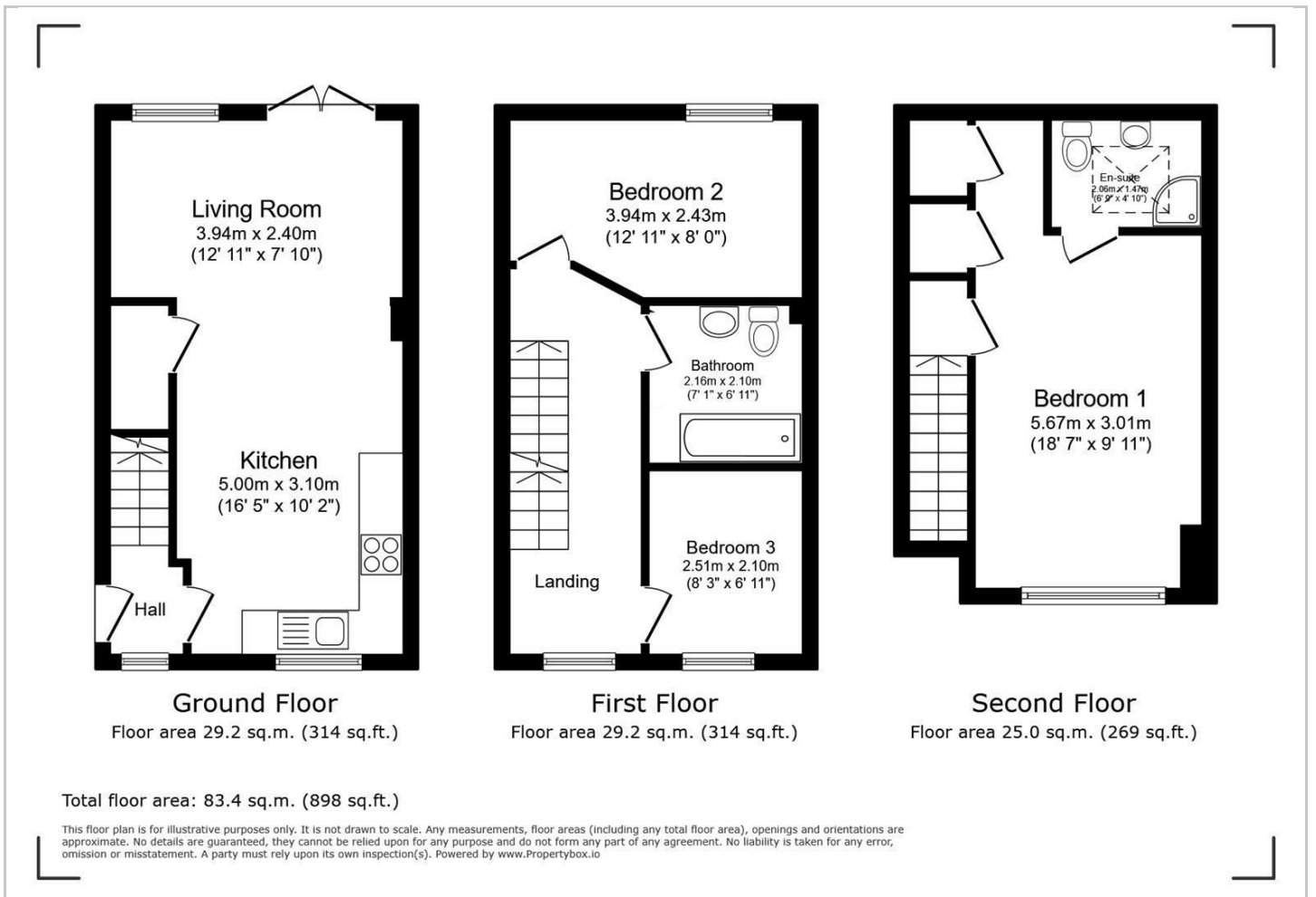
## Hybrid Map



## Terrain Map



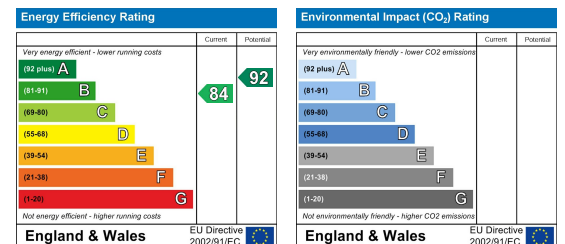
## Floor Plan



## 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.