

JOHNSONS & PARTNERS

Estate and Letting Agency



6 BURTON CLOSE, CARLTON

NOTTINGHAM, NG4 3GT

GUIDE PRICE £185,000



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Guide Price £185,000 - £190,000 | Two Bedrooms | Semi Detached | Popular Location | Close to Local Amenities | Tenant in Situ |

Nestled in the charming neighbourhood of Carlton, Nottinghamshire, this delightful two-bedroom semi-detached property presents a splendid opportunity for investors and first-time buyers alike.

Step into a world of comfort and convenience with this well-appointed home. The ground floor offers a spacious living room, perfect for unwinding after a long day or entertaining guests. The dining kitchen is a true highlight, featuring ample space for culinary exploration and family meals. Additionally, the practical ground floor storage area provides a smart solution to keep your living spaces uncluttered and organised.

Upstairs, two generously sized bedrooms create a serene retreat for relaxation. The property is further complemented by a well-maintained bathroom, ensuring all your needs are catered for.

One of the crown jewels of this residence is the south-west facing rear garden. Bathed in sunlight for much of the day, it is a haven for those who simply wish to bask in the outdoors on a sunny afternoon.

Situated in a popular locale, Burton Close enjoys proximity to a variety of local amenities, including shops, restaurants, and entertainment options, all within easy reach. Convenience is further enhanced with two parking spaces, catering to households with multiple vehicles or visitors.

Whether you're looking to step onto the property ladder or to expand your investment portfolio, this inviting home offers an excellent opportunity to acquire a property in a sought-after area of Nottinghamshire. Don't miss the chance to make it yours.

Living Room

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

Innter Hallway

Storage Area

Dining Kitchen

18'5 x 8'11 (5.61m x 2.72m)

First Floor Landing

Bedroom One

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

Bedroom Two

11'10 x 9'1 (3.61m x 2.77m)

Bathroom

9 x 6'5 (2.74m x 1.96m)

Driveway and Rear Garden

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

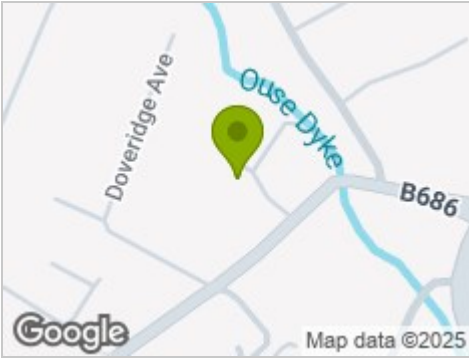
employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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



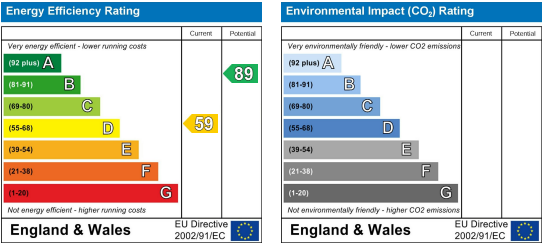
Floor Plan



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