

JOHNSONS & PARTNERS

Estate and Letting Agency



26 GEORGE ROAD, CARLTON

NOTTINGHAM, NG4 3AE

**OFFERS IN THE REGION OF
£208.750**



26 GEORGE ROAD

CARLTON, NOTTINGHAM, NG4 3AE

OFFERS IN THE REGION OF £208,750



Three Bedroom Semi Detached Home | Open Plan Dining and Kitchen | Separate Living Room | Spacious Rear Garden | Driveway | Popular Location | Close to Local Amenities and Transport Links |

Step inside this delightful three-bedroom semi-detached home, perfectly poised on George Road in the serene locality of Carlton, Nottingham. A treasure among NG4 properties, this residence beckons a variety of buyers—from growing families to astute first-time purchasers.

The home exudes charm from the moment you enter the generous entrance hall, with a practical storage cupboard set to keep life's clutter at bay. The bright living room is a cosy haven, boasting a traditional bay window that bathes the room in natural light, creating a warm and inviting atmosphere for relaxation and entertainment.

Cooking enthusiasts will revel in the modern fitted kitchen, replete with sleek integrated appliances that promise to make meal preparation a breeze. The open-plan design not only allows for culinary delights but also hosts a dining area that effortlessly extends into the garden through patio doors, perfect for alfresco meals or simply watching the children play on sunny afternoons.

Venture upstairs to discover the sleeping quarters, featuring two well-proportioned double bedrooms and a versatile single room, which could serve as a quiet home office or charming nursery. The family bathroom is thoughtfully equipped with a complete four-piece suite, catering to all your pampering needs.

The rear garden is a secluded paradise, with mature greenery that ensures privacy and a patio area that invites you to unwind or dine under the open sky. With off-street parking for two vehicles, this splendid semi-detached house on George Road presents an unmissable opportunity to establish your dream home in a sought-after Nottingham locale.

Entrance Hallway

Living Room

11'2" x 10'11" (3.42 x 3.34)

Dining Area

11'11" x 11'1" (3.64 x 3.40)

Kitchen

8'9" x 6'6" (2.67 x 2)

First Floor Landing

Bedroom One

11'11" x 11'2" (3.64 x 3.42)

Bedroom Two

11'2" x 10'11" (3.42 x 3.35)

Bedroom Three

6'5" x 6'3" (1.96 x 1.92)

Bathroom

8'7" x 6'4" (2.64 x 1.94)

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



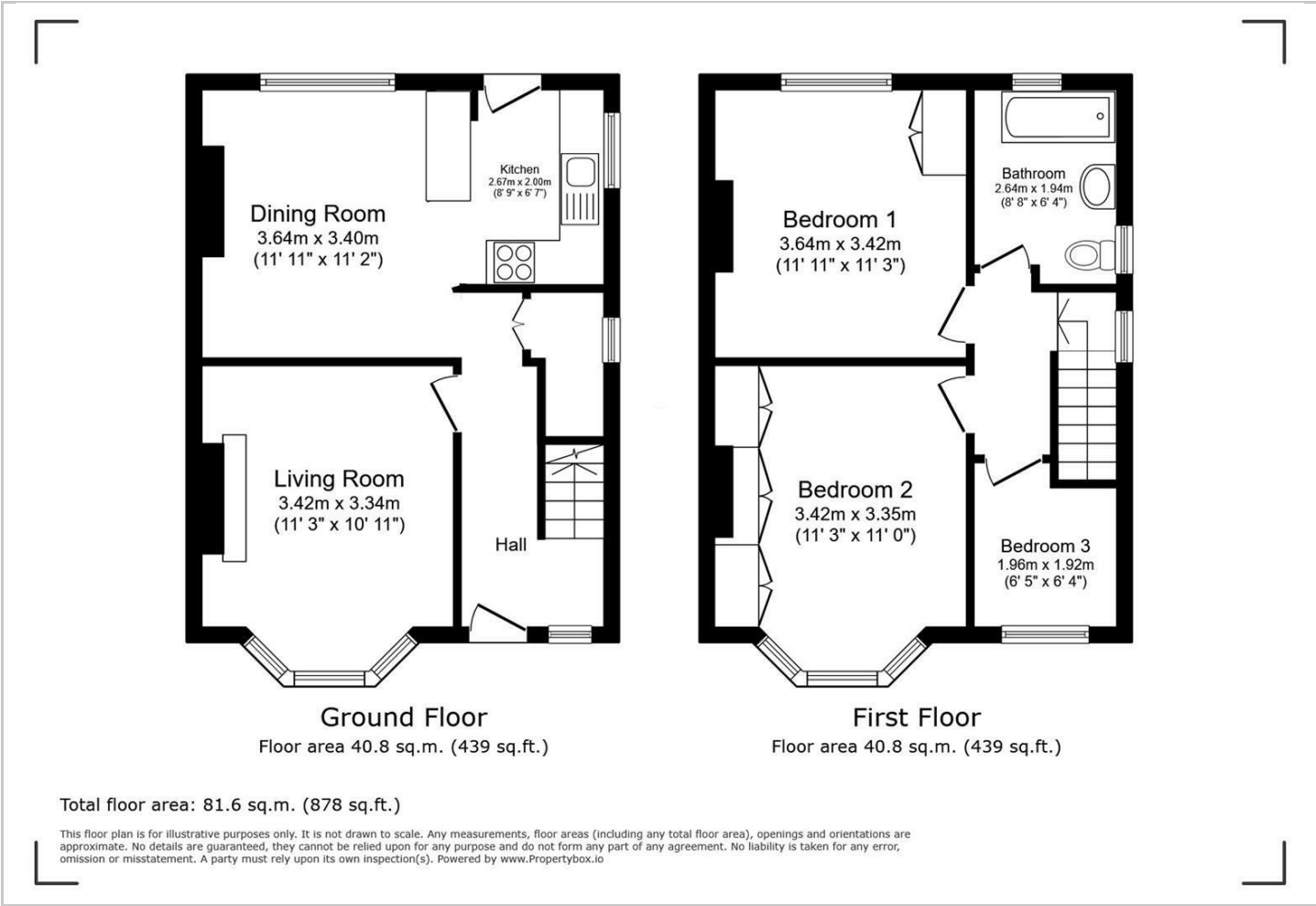
Hybrid Map



Terrain Map



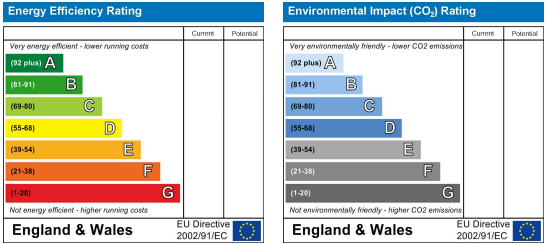
Floor Plan



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.