

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 18 BELPER AVENUE, CARLTON

NOTTINGHAM, NG4 3SD

£215,000



# 18 BELPER AVENUE

CARLTON, NOTTINGHAM, NG4 3SD

£215,000



For Sale with NO CHAIN | Detached Bungalow | Enclosed Rear Garden | Conservatory | Spacious Breakfast Kitchen | Well Appointed Bedrooms | Close to Local Amenities | Viewings are Advised |

Step into the potential-filled charm of this detached bungalow, situated on Belper Avenue, Carlton. This delightful property presents an excellent opportunity for buyers looking to put their own stamp on their new home.

On offer with no upward chain to ensure a smooth transaction, this house is ripe for internal upgrades and renovation, making it a perfect canvas for those who dream of customising their living space. The property boasts two generously proportioned double bedrooms, providing ample space for rest and relaxation.

The heart of the home is the spacious living room, which promises to be a cosy haven for unwinding. The large dining kitchen awaits your culinary flair, offering plenty of room for dining and entertaining guests. Beyond, the conservatory is a tranquil retreat with views of the enclosed private rear garden, an ideal spot for sipping your morning tea or indulging in a good book.

A well-sized bathroom services the bungalow, while outside, the front garden and driveway provide a pleasing approach and valuable off-street parking for one vehicle. The rear garden is a hidden gem, offering a secluded outdoor space for gardening enthusiasts or those who simply enjoy alfresco living.

Convenience is key, and this property does not disappoint with its proximity to local amenities and public transport links, making it a practical choice for those who value easy access to the essentials.

Viewings of this promising bungalow are highly recommended to fully appreciate the opportunity it presents. Don't miss the chance to transform this house into your dream home.

### Entrance Hallway

### Living Room

12'1" x 11'9" (3.7m x 3.6m)

### Breakfast Kitchen

12'10" x 12'2" (3.93m x 3.73m)

### Conservatory

11'2" x 7'4" (3.41m x 2.26m)

### Utility Area

5'0" x 3'10" (1.53m x 1.17m)

### Bedroom One

11'11" x 10'9" (3.65m x 3.3m)

### Bedroom Two

11'1" x 10'9" (3.4m x 3.28m)

### Bathroom

6'6" x 5'9" (1.99m x 1.77m)

### Front Garden and Driveway

### Agents Disclaimer

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

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.

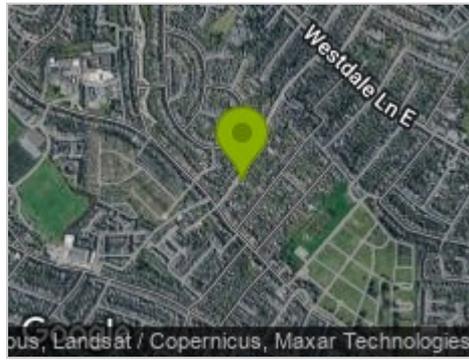
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details 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.