



86 Violet Road, Carlton, NG4 3QP  
£209,995



Marriotts



# 86 Violet Road Carlton, NG4 3QP

- Deatched Bungalow
- Two bedrooms
- Good sized intergal garage
- Centgrally heated conservatory
- Lounge with coal effect gas fire
- NO UPWARD CHAIN

A well-maintained two-bedroom and detached bungalow in a popular location with a centrally heated double-glazed conservatory, kitchen, bathroom, and lounge with a York stone fireplace and coal effect gas fire.

£209,995



## Entrance Hall

Side entrance porch with UPVC double-glazed entrance door, and secondary door, radiator, double airing/linen cupboard with radiator and loft hatch with ladder into the boarded roof space.

## Living Room

with a York stone fireplace and surrounded with coal effect gas fire and Cornish slate hearth, two wall light points, radiator, and UPVC double-glazed front window.

## Kitchen

with a range of wall and base units a stainless little sink unit and drainer, a gas cooker point, and plumbing for a washing machine. fully tiled walls, radiator, shelved pantry, UPVC door and double glazed side window and door through to the conservatory.

## Conservatory

being brick-built with double-glazed windows, reinforced glass roof, radiator, and two wall light points.



### Bedroom 1

built-in four-door wardrobe with overhead storage and side, dressing table with drawers, radiator and window to the rear.

### Bedroom 2

built-in double wardrobe, separate single wardrobe and central dressing table with overhead storage. UPVC double-glazed front window and radiator.

### Bathroom

being fully tiled the suite consists of a bath, pedestal wash basin and dual flush toilet, radiator and double-glazed side window.

### Outside

There's a driveway to the front with double doors leading into the garage, which is a spacious single garage with light and power, a mature front garden and steps lead up to the side of the property where gated access leads to a side paved area., the side paved area also has an outside tap, LED flood light along with a detached brick store, full-width paving and steps leading up to the garden which is predominately lawned with established borders and pathway and further raised bedding area.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: in the loft

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: British Gas

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

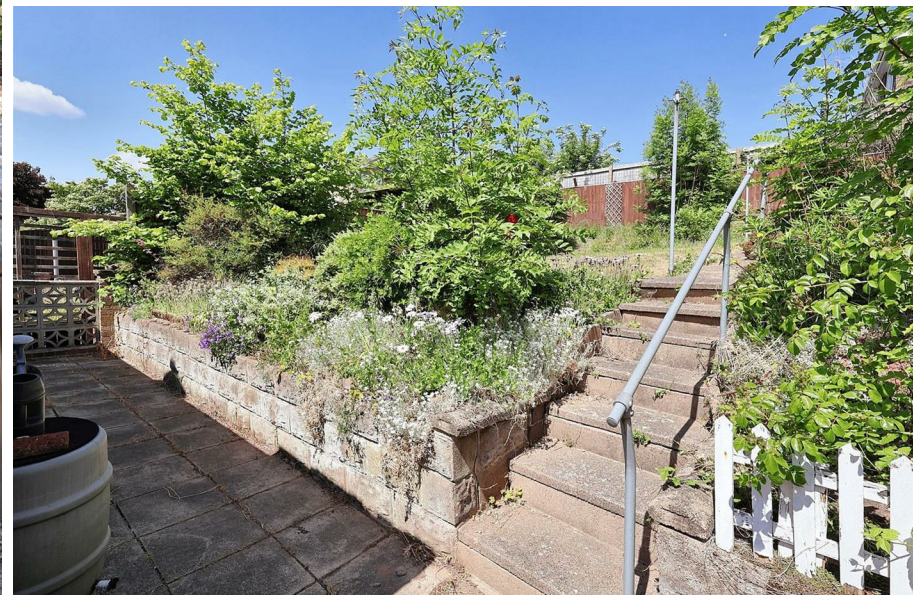
MAINS SEWERAGE PROVIDER: Severn Trent



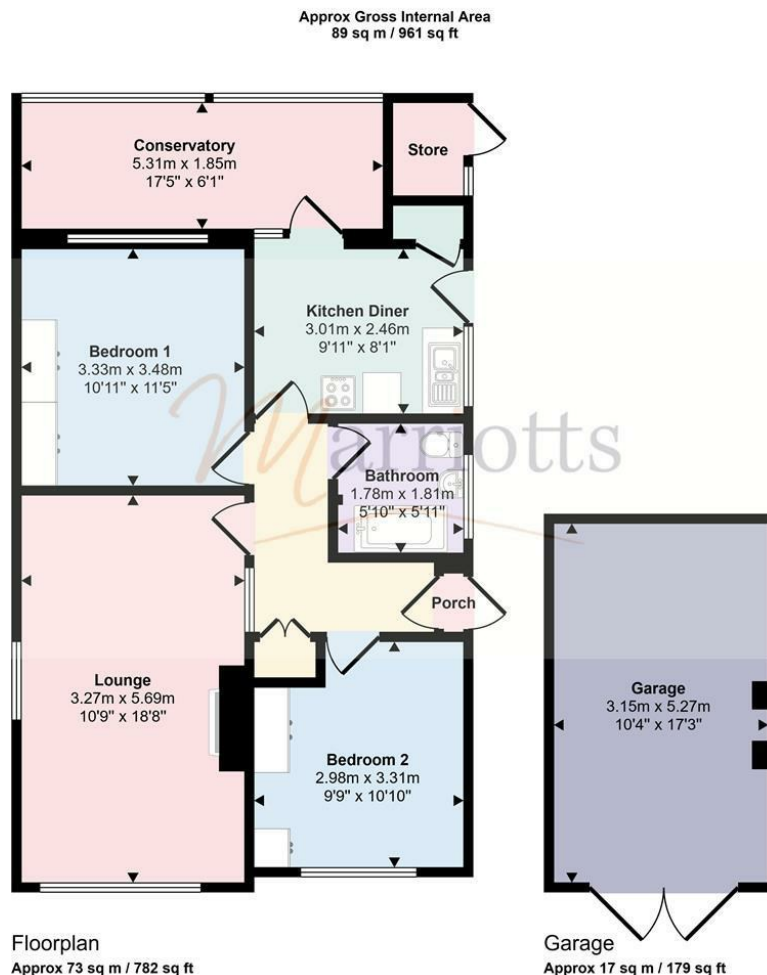




WATER METER: no  
BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION:





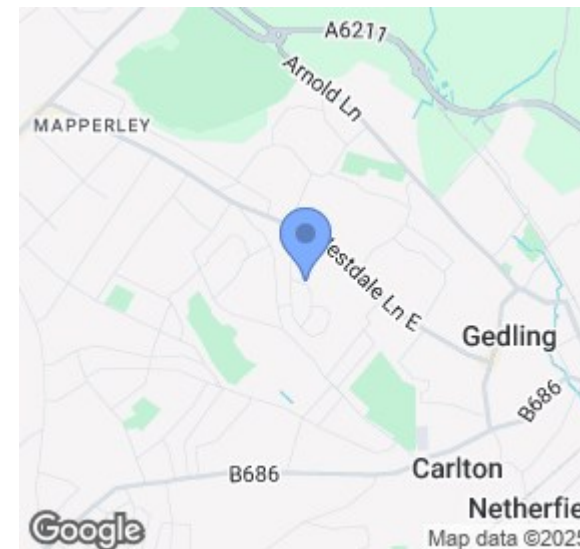


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>65</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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