

408 Foxhill Road, Carlton, NG4 1QB

Price Guide £200,000

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Marriotts



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Carlton, NG4 1QB

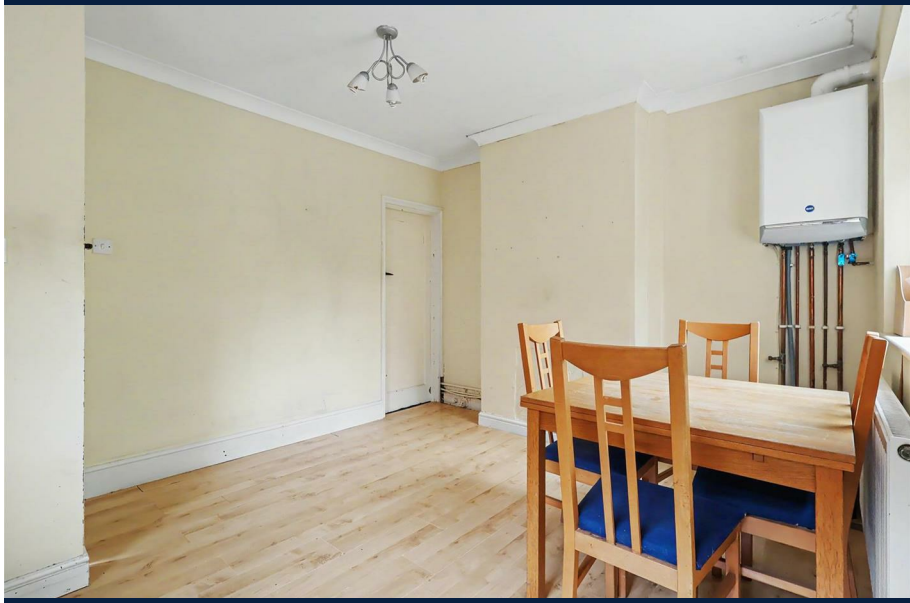
- Extended semi detached house
- Large extended dining kitchen
- Bay fronted living room
- Three double bedrooms
- Large rear garden
- Combination gas boiler

A traditional three bedrooms semi-detached house for sale with NO UPWARD CHAIN!! The property is in need of some modernisation, offering lots of potential to make it your own. The house also benefits from a double storey rear extension which provides an extended dining kitchen downstairs and a large second bedroom on the first floor. There is also a bay-fronted living room, ample parking and a large rear garden!





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Entrance Hall
With UPVC double-glazed side door, stairs to the first floor landing and doors to both the living room and kitchen diner.

Living Room
Recessed open grate fireplace with brick hearth, exposed floorboards, UPVC double-glazed bay window to the front, UPVC double-glazed window to the side and radiator.

Dining Room
Under-stair cloaks cupboard, radiator, UPVC double-glazed rear window and wall-mounted Baxi combination gas boiler.

Kitchen Area

A range of wall and base units with granite effect worktops, tiled splashbacks and inset one and a half bowl stainless steel sink unit and drainer. Integrated electric oven and four-ring gas hob with filter hood, plumbing for a washing machine, multiple LED downlights, UPVC double glazed side window and door and UPVC double glazed rear window.

First Floor Landing

With doors to bedrooms and bathroom.

Bedroom 1

With UPVC double-glazed bay window to the front, radiator and picture rail.

Bedroom 2

Extended bedroom with UPVC double glazed side and rear windows, radiator and picture rail.

Bedroom 3

UPVC double-glazed side window and radiator.

Bathroom

A white suite consisting of a bath with full height tiled surround and electric shower, pedestal wash basin and dual-flush toilet. Ladder-style towel rail and UPVC double-glazed rear window.

Outside

There is a front garden and driveway providing parking for at least two cars, leading to a detached garage (restricted access), and steps leading up to the main garden, with a further seating area. At the end of the garden are two garden sheds, enclosed with a hedged perimeter.

Material Information

TENURE: Freehold
COUNCIL TAX: Nottinghamshire & Gedling - Band B
PROPERTY CONSTRUCTION: Solid Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT









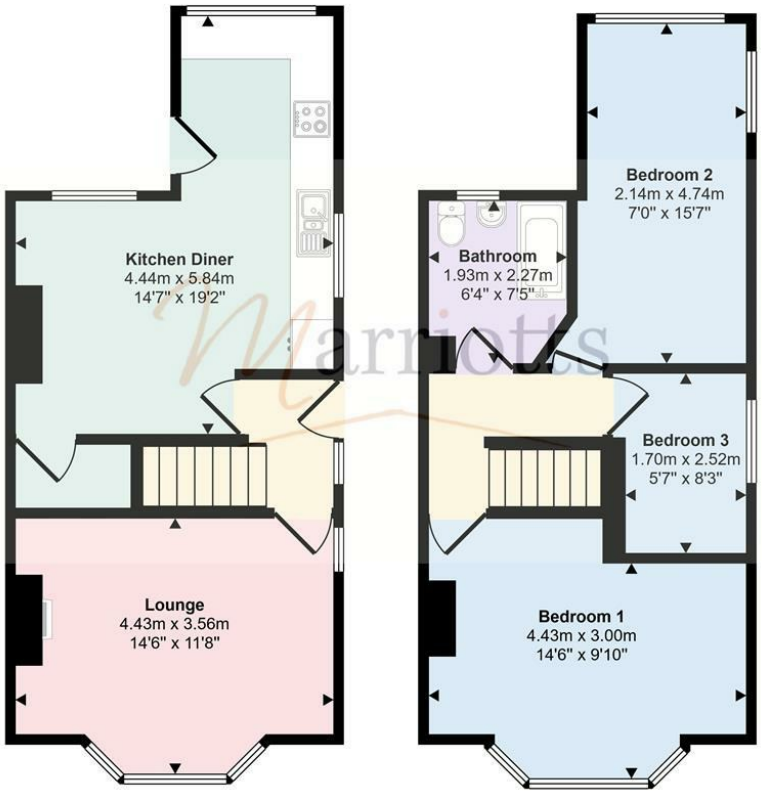


PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: dining room
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: TBC
MAINS ELECTRICITY PROVIDER: TBC
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: yes
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: stepped side access





Approx Gross Internal Area
79 sq m / 853 sq ft

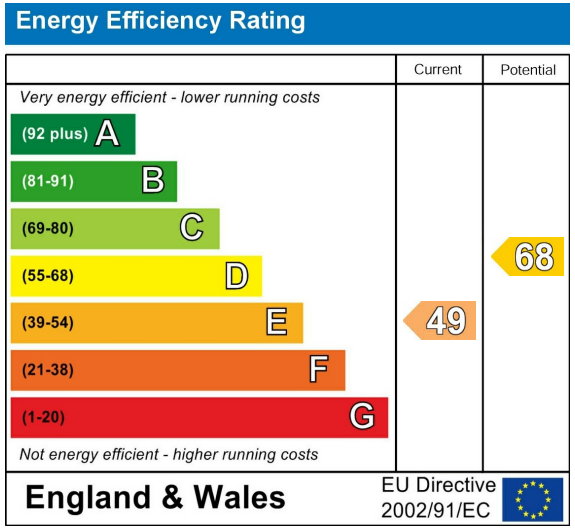


Ground Floor
Approx 40 sq m / 428 sq ft

First Floor
Approx 39 sq m / 425 sq ft

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.





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.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
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