



141 Valley Road, Carlton, NG4 1NE

Price Guide £170,000



Marriotts



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- Modern semi detached house in a popular area
- Lounge, fitted kitchen with breakfast bar
- Detached garage and parking
- 2 bedrooms
- Modern bathroom suite
- Private enclosed rear garden

This well-presented semi-detached house offers two bedrooms and is perfect for first-time buyers, small families, or those looking to downsize.

The heart of the home is a smartly fitted kitchen, complete with a breakfast bar which opens into the spacious living space. There is a modern bathroom, and two bedrooms. The enclosed rear garden provides a private outdoor space, while the detached garage and off-street parking offer practicality and ease of access.

Situated in a popular and established residential area, this property is conveniently located near a variety of amenities. Residents will benefit from the close proximity to schools, shops, and public transport links, making daily life effortless. Additionally, recreational and leisure facilities are just a stone's throw away, providing ample opportunities for outdoor activities and community engagement.



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Entrance Hall

UPVC front door leads into the inner entrance hall, where the electric consumer unit is wall-mounted. There are carpeted stairs to the first floor, a vertical radiator and wooden effect laminate flooring which flows into the living room.

Living Room

With wood-effect laminate flooring, a UPVC window to the front, a radiator, and archway into the kitchen.

Breakfast Kitchen

The kitchen is fitted with a range of wall and base units, having an integrated electric oven and hob with extractor hood over, space for a washing machine and fridge freezer. Wooden worktops and a good sized wooden breakfast bar. UPVC window to the rear and UPVC door leading into the rear garden.

Landing

Carpeted with loft access and doors to all upstairs rooms.

Bedroom 1

UPVC double glazed window to the front, wood-effect laminate flooring, radiator and two storage cupboards.

Bedroom 2

UPVC double-glazed window to the rear, radiator and wood-effect laminate flooring.

Bathroom

The bathroom has half-tiled walls and full tiles around the bath. Wash hand basin with vanity unit under providing storage, toilet with dual flush, bath with glass shower screen and shower head connected to taps, tiled floor, UPVC window to the rear, radiator and extractor fan.

Outside

To the front, the property is set back from the road with a small lawned front garden, path leads to an open porch. Garage and driveway to the side of the property. The rear garden is enclosed with a fence and mature hedges, wood gate gives access to the side. From the kitchen door, there is a paved patio area, an outdoor tap, and a lawn beyond.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band B

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: None known

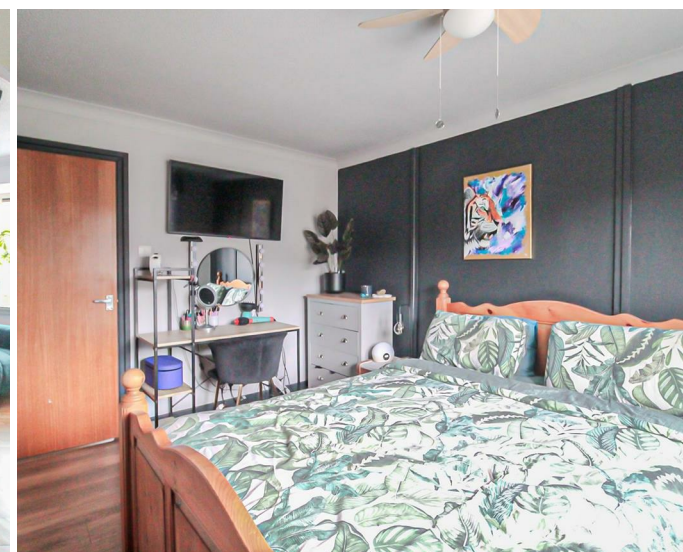
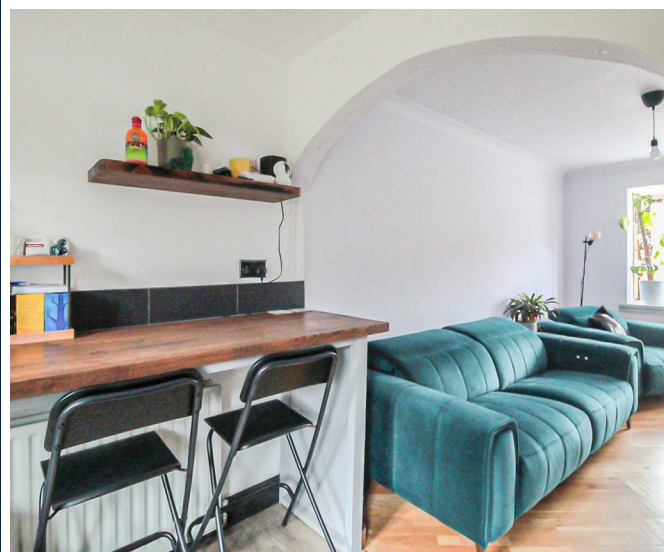
ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Loft

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Fuse

MAINS ELECTRICITY PROVIDER: Fuse





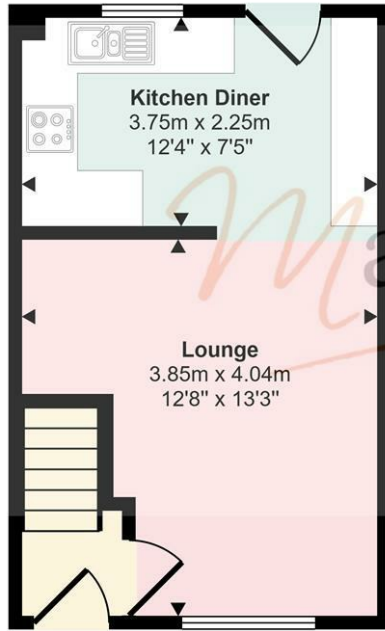


MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Pathway and 2
steps to the front entrance.

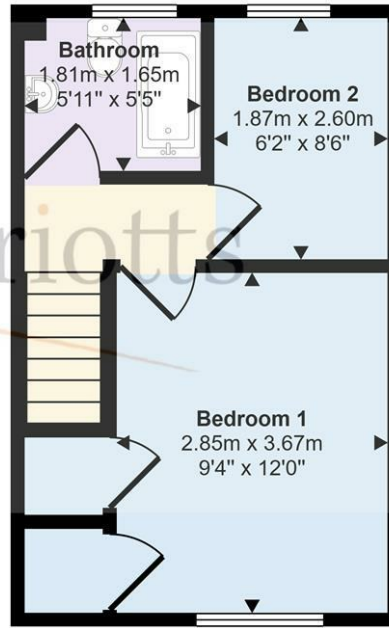




Approx Gross Internal Area
49 sq m / 529 sq ft



Ground Floor
Approx 24 sq m / 263 sq ft

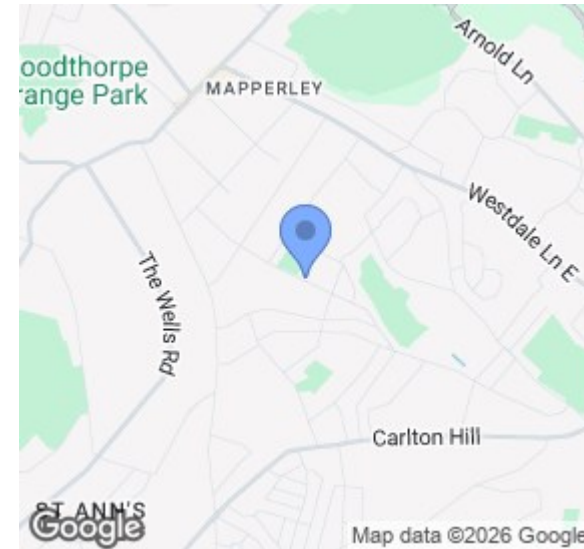


First Floor
Approx 25 sq m / 266 sq ft

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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.
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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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