



12 Walton Crescent, Carlton, NG4 3AD

£200,000





12 Walton Crescent Carlton, NG4 3AD

- Three double bedrooms
- Modern kitchen + appliances
- Lounge with feature fireplace
- Large bathroom & downstairs toilet
- Separate utility room
- NO UPWARD CHAIN

A spacious three bedroomed end townhouse in a cul-de-sac location close to Carlton Square and a local Tesco supermarket, for sale with NO UPWARD CHAIN!!

£200,000



Overview

Accommodation consists of a side entrance hall, lounge with original feature ceramic tiled open great fireplace and rear dining kitchen with modern units, soft close doors and drawers and integrated appliances including a dishwasher. Separate utility room with a downstairs toilet and upstairs there are three double bedrooms and a large bathroom with a bath and separate shower cubicle. The property also has a majority UPVC double glazing and gas central heating with a modern Baxi combination boiler.

Entrance Hall

With UPVC double-glazed door, meter cupboard housing the RCD board installed in 2021, stairs to the first floor landing and glazed panel door through to the lounge.



Lounge

With feature original ceramic tiled open grate fireplace and hearth with fitted base cupboards, radiator and UPVC double-glazed front window.

Kitchen Diner

A range of modern units with soft close doors and drawers, quartz effect worktops and a white enamelled sink unit and drainer with tiled splashback. Appliances consist of a Neff electric double oven, four-ring gas hob and extractor canopy along with an integrated dishwasher. Grey wood style flooring, radiator, double glazed window and UPVC double glazed door to the rear and large opening leading through to the utility room.

Utility Room

A range of wall and base units with wood effect worktops, tiled splashbacks, plumbing for the washing machine, radiator, double-glazed rear window and door to the downstairs toilet.

Downstairs Toilet

With toilet and washbasin.

First Floor Landing

Radiator and loft access.

Bedroom 1

A range of built-in wardrobes, bedside cabinets and over-head storage, wall lights above the bed space, matching fitted twin chest of drawers, radiator and UPVC double glazed front window.

Bedroom 2

Vanity sink unit with cupboard, double-glazed rear window, radiator and cupboard housing the modern Baxi combination gas boiler.

Bedroom 3

UPVC double glazed front window and radiator.







Bathroom

A spacious bathroom with suite consisting of bath, toilet and wash basin with vanity cupboard and half tiled walls. Large shower cubicle with chrome mains shower, radiator and double glazed rear window.

Outside

From the roadside, a shared pathway leads to the front of the property which has a concrete post and fence panelled enclosed lawned front garden with a mature fruit tree, established partially raised beds and borders and a large raised fish pond. Side gated access leads to a full-width rear covered patio/seating area with central steps leading up to the garden. The garden is a mixture of paving and established tiered bedding areas and has two large timber-framed outbuildings/sheds.

Useful Information

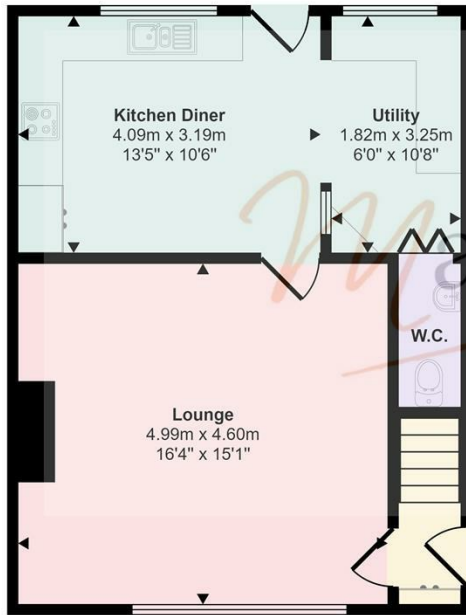
TENURE: Freehold

COUNCIL TAX: NCC - Band A

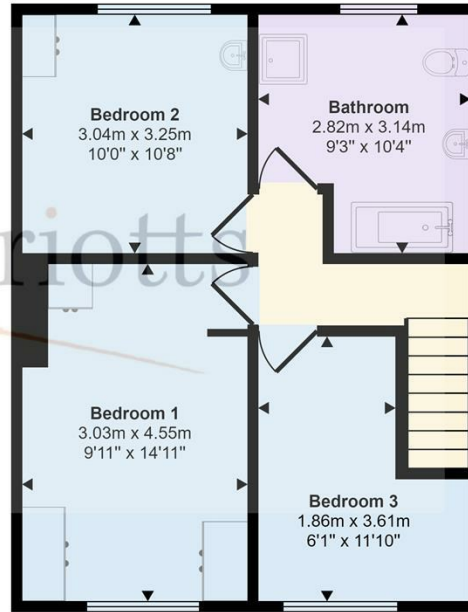




Approx Gross Internal Area
95 sq m / 1026 sq ft



Ground Floor
Approx 48 sq m / 517 sq ft

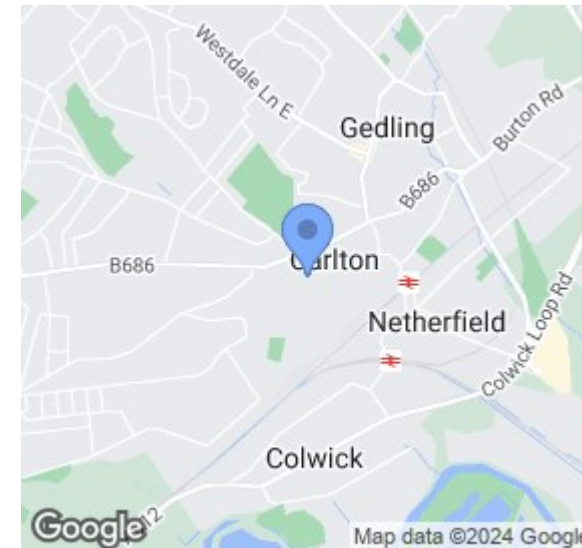


First Floor
Approx 47 sq m / 509 sq ft

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		82
(69-80) C		
(55-68) D	58	
(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.
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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

