



37 Cliff Road, Carlton, NG4 1BS

Price Guide £230,000



Marriotts



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Carlton, NG4 1BS

- NO UPWARD CHAIN
- Fitted kitchen, rear lobby with toilet and store room
- Generous rear garden
- 3 bedroom traditional semi-detached house
- Through lounge/diner, Family bathroom

Situated on a popular road in Carlton, this charming semi-detached house presents an excellent opportunity for those seeking a family home with ample potential. Boasting three well-proportioned bedrooms, this traditional property is perfect for buyers looking to add their personal touch.

Upon entering, you are greeted by an enclosed porch that leads into a welcoming entrance hall, complete with an understairs larder for added convenience. The spacious through lounge diner has patio doors into the garden, while the kitchen leads through to a lobby, having a handy toilet and a store room off it. The family bathroom and three bedrooms complete the accommodation,

The generous rear garden is a standout feature, providing a delightful outdoor space for families and gardening enthusiasts. With no upward chain, this property is ready for immediate occupation, allowing you to settle in without delay.

With its traditional charm and potential for modernization, this property is a fantastic opportunity not to be missed.

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Entrance

The enclosed front garden has a lawn and borders with a block paved path leading to the front entrance. UPVC French doors lead onto the enclosed storm porch, and an inner door leads to the hallway.

The hallway is carpeted, has a radiator, a full-height understairs larder/store with UPVC window to the side, a wall-mounted thermostat and carpeted stairs to the first floor.

Lounge Diner

The lounge diner is carpeted, with a dual aspect UPVC bay window to the front and UPVC patio doors to the garden. There are two radiators and a feature gas fire with a hearth and surround.



Kitchen

Fitted with wall and floor cabinets, worktop, stainless steel sink & drainer with mixer taps, space for cooker and under-counter fridge, wall-mounted Baxi combination boiler, radiator, UPVC window to the side, door into the rear lobby.

Rear Lobby

Having two UPVC doors on either side leading into the garden, this area has plumbing for the washing machine, and gives access to the store room and toilet.

Landing

From the entrance hall, carpeted stairs rise to the first floor landing, which is also carpeted, has a UPVC window to the side and loft access.

Bedroom 1

With carpet, radiator, fitted wardrobes and UPVC window to the front.

Bedroom 2

With carpet, radiator, fitted wardrobes and UPVC window to the rear.

Bedroom 3

With carpet, radiator, and UPVC window to the front.

Bathroom

The bathroom is fully tiled and carpeted, fitted with a toilet, wash hand basin with mixer taps, bath with mixer taps and shower attachment, UPVC window to the side and radiator.

Outside

The generous rear garden is mostly lawned with mature hedges, borders and plants. There is gated side access, a decking area and an outdoor tap.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band B

PROPERTY CONSTRUCTION: Solid brick







ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British Gas
MAINS ELECTRICITY PROVIDER: British Gas
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: TBC
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: Level access to
front and rear





Approx Gross Internal Area
96 sq m / 1035 sq ft



Ground Floor
Approx 52 sq m / 564 sq ft

First Floor
Approx 44 sq m / 471 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 | | |
| (69-80) C | | |
| (55-68) D | | |
| (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.

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