

HoldenCopley

PREPARE TO BE MOVED

Standhill Road, Carlton, Nottinghamshire NG4 1JN

Guide Price £165,000 - £175,000

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GUIDE PRICE: £165,000 - £175,000

CLOSE TO CITY CENTRE...

This semi-detached house is situated in a popular location within close proximity to various schools, local amenities and easy access into Nottingham City Centre. This property offers plenty of space and potential spanning across three floors and would be a great purchase for any first time buyers or investors alike. To the ground floor are two reception rooms both with feature fireplaces along with a fitted kitchen. The first floor offers two bedrooms serviced by a four-piece bathroom suite and upstairs on the second floor is a useful loft room. Outside to the rear is a generous sized enclosed garden.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms & Loft Room
- Two Reception Rooms With Feature Fireplaces
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Ample Storage Space
- Generous Sized Garden
- Popular Location
- Close To City Centre
- Must Be Viewed





GROUND FLOOR

Porch

The porch provides access into the accommodation

Living Room

11'9" x 13'1" (3.6 x 4.0)

The living room has a UPVC double glazed window to the front elevation with a window seat, carpeted flooring, a radiator and a feature fireplace with an exposed brick surround

Dining Room

11'9" x 15'5" (3.6 x 4.7)

The dining room has a UPVC double glazed window to the rear elevation, carpeted flooring, a cast iron feature fireplace with a decorative surround and a radiator

Kitchen

7'6" x 12'1" (2.3 x 3.7)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, space for a cooker, an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, tiled flooring, a UPVC double glazed window to the side elevation and a single UPVC door to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation

Master Bedroom

11'9" x 11'1" (3.6 x 3.4)

The main bedroom has a UPVC double glazed window to the front elevation, wood effect flooring, a radiator and an in-built cupboard

Bedroom Two

8'10" x 7'10" (2.7 x 2.4)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and an in-built open cupboard

Bathroom

12'1" x 7'2" (3.7 x 2.2)

The bathroom has a low level flush W/C, a vanity unit wash basin, a panelled bath, a shower enclosure, tiled flooring, fully tiled walls, a radiator and a UPVC double glazed obscure window to the rear elevation

SECOND FLOOR

Loft Room

11'9" x 10'2" (3.6 x 3.1)

The loft room has carpeted flooring, a Velux window and wall light fixtures

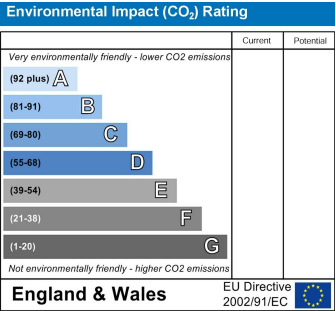
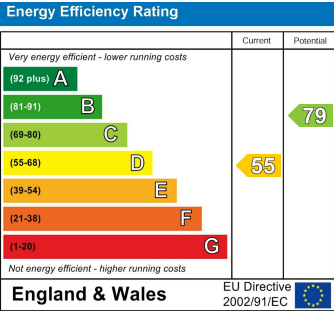
OUTSIDE

To the front of the property is a walled garden along with on-street parking. To the rear of the property is a private enclosed garden with a patio area, a lawn, a shed, a range of plants and shrubs, a gravelled area and fence panelling

DISCLAIMER

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.



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Approx. Gross Internal Area of the Ground floor:
412.58 Sq Ft - 38.33 Sq M
Approx. Gross Internal Area of the Entire Property:
909.98 Sq Ft - 84.54 Sq M

Approx. Gross Internal Area of the 1st floor:
377.17 Sq Ft - 35.04 Sq M
Approx. Gross Internal Area of the Entire Property:
909.98 Sq Ft - 84.54 Sq M

Approx. Gross Internal Area of the 2nd floor:
120.23 Sq Ft - 11.17 Sq M
Approx. Gross Internal Area of the Entire Property:
909.98 Sq Ft - 84.54 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

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