

# HoldenCopley

PREPARE TO BE MOVED

Dale Road, Carlton, Nottinghamshire NG4 1GT

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Asking Price £130,000

## GREAT FIRST TIME BUY...

This two bedroom mid-terrace house would make the perfect purchase for any first time or family buyers alike as it offers spacious accommodation whilst being well presented throughout. Situated close to Carlton High Street which is home to many local amenities such as shops, eateries and excellent transport links into the City Centre. To the ground floor is a dining room, a spacious living room, a modern fitted kitchen and to the first floor are two double bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is access to on street parking and to the rear is a private enclosed garden.

MUST BE VIEWED





- Mid-Terrace House
- Two Double Bedrooms
- Two Reception Rooms
- Spacious Fitted Kitchen
- Three Piece Bathroom Suite
- Built-In Storage Space
- Private Enclosed Garden
- On Street Parking
- Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

Dining Room

12'9" x 11'5" (3.9 x 3.5)

The dining room has carpeted flooring, a wall mounted radiator, coving to the ceiling, a UPVC double glazed window to the front elevation and a single door providing access into the accommodation

Living Room

12'1" x 13'5" (3.7 x 4.1)

The living room has carpeted flooring, a wall mounted radiator, coving to the ceiling, a feature fireplace with a decorative surround, a TV point and a UPVC double glazed window to the rear elevation

Kitchen

6'10" x 15'1" (2.1 x 4.6)

The kitchen has a range of fitted wall and base units with rolled edge worktops, a stainless steel sink and a half with mixer taps and a drainer, partially tiled walls, an integrated oven with a gas hob, space for a fridge freezer, recessed spotlights and double doors leading to the garden

FIRST FLOOR

Landing

3'3" x 17'4" (1.0 x 5.3)

The landing has carpeted flooring, a loft hatch and provides access to the first floor accommodation

Master Bedroom

12'9" x 14'5" (3.9 x 4.4)

The main bedroom has carpeted flooring, a wall mounted radiator, coving to the ceiling, a built-in cupboard and a UPVC double glazed window to the front elevation

Bathroom

6'10" x 14'9" (2.1 x 4.5)

The bathroom has a wall mounted radiator, coving to the ceiling, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted shower, a built-in cupboard, space and plumbing for a washing machine, partially tiled walls and a UPVC double glazed obscure window to the rear elevation

Bedroom Two

10'9" x 13'5" (3.3 x 4.1)

The second bedroom has carpeted flooring, a wall mounted radiator, coving to the ceiling, a built-in cupboard and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is access to on street parking


Rear


To the rear of the property is a private enclosed garden with a range of plants and shrubs, mature trees, decorative gravel and panelled fencing

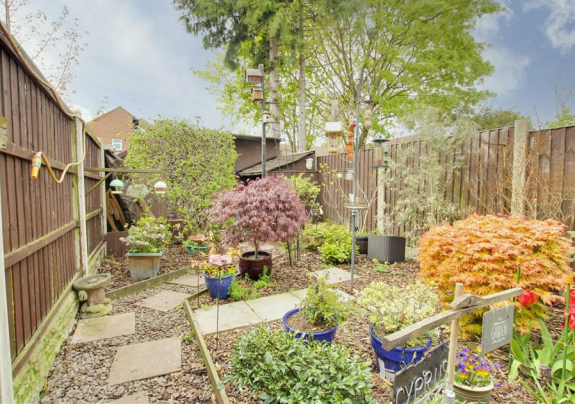
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(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		
		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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Approx. Gross Internal Area of the Ground floor:  
**456.93 Sq Ft - 42.45 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**970.47 Sq Ft - 90.16 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**513.55 Sq Ft - 47.71 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**970.47 Sq Ft - 90.16 Sq M**

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