

HoldenCopley

PREPARE TO BE MOVED

Burlington Road, Carlton, Nottinghamshire NG4 3JJ

£230,000

Burlington Road, Carlton, Nottinghamshire NG4 3JJ

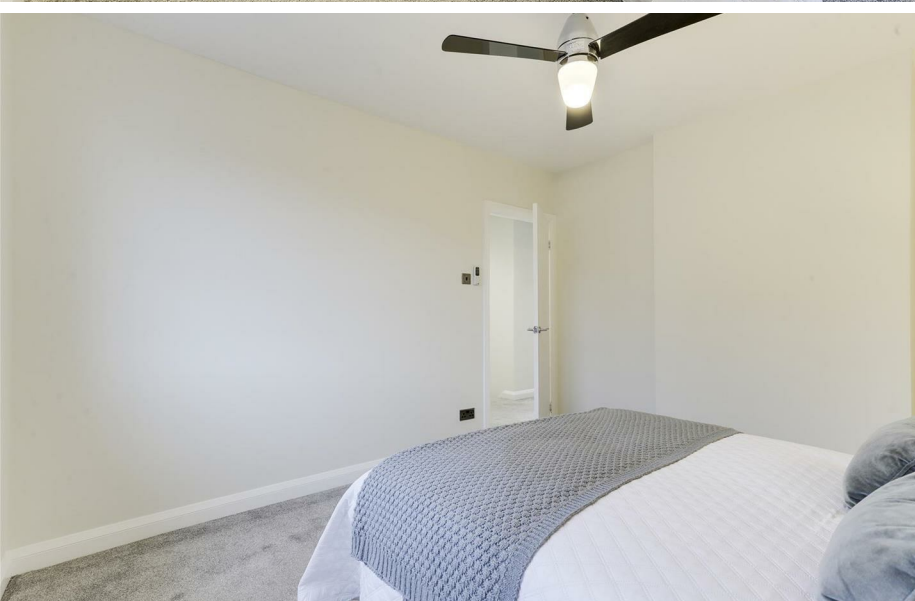


NO UPWARD CHAIN...

A beautifully renovated three-bedroom semi-detached home, offering a modern and move-in ready family living space, available with no upward chain. Situated in a popular location, the property is close to a range of local amenities, including shops, schools, and excellent commuting links. The ground floor comprises an entrance hall leading to a bay-fronted living room, creating a bright and welcoming space. The modern kitchen, designed to meet all culinary needs, flows seamlessly into the dining area, which features double French doors opening onto the rear garden, perfect for indoor-outdoor living. Upstairs, there are two double bedrooms, a single bedroom, and a stylish four-piece bathroom suite, providing comfortable accommodation for the whole family. Externally, the front of the property features a low-maintenance garden and on-street parking, while the rear boasts a lawned garden and gated access to the driveway offering off-road parking.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Four-Piece Bathroom Suite
- Driveway
- Well-Presented Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10*7" x 3*7" (3.23 x 1.10)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving, an in-built cupboard, recessed spotlights and a single UPVC door providing access into the accommodation.

Living Room

13*1" x 12*2" (4.00 x 3.73)

The living room has carpeted flooring, a radiator, ceiling coving, recessed spotlights and a UPVC double-glazed bay window to the front elevation.

Kitchen

12*3" x 8*4" (3.74 x 2.55)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated oven, a hob & extractor hood, space and plumbing for a washing machine, recessed spotlights, laminate wood-effect flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

Dining Room

11*2" x 9*10" (3.41 x 3.01)

The dining room has laminate wood-effect flooring, a radiator, ceiling coving, recessed spotlights and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7*8" x 3*4" (2.34 x 1.04)

The landing has carpeted flooring, recessed spotlights, a UPVC double-glazed window to the side elevation, access to the loft and access to the first floor accommodation.

Master Bedroom

12*4" x 10*7" (3.78 x 3.23)

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Two

11*3" x 10*6" (3.43 x 3.22)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8*4" x 7*9" (2.56 x 2.37)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

9*3" x 7*9" (2.83 x 2.37)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, laminate wood-effect flooring, recessed spotlights and two UPVC double-glazed obscure windows to the rear and side elevations.

OUTSIDE

Front

To the front of the property is access to on-street parking, gated access to the rear garden, a gravelled garden and fence panelling boundaries.

Rear

To the rear of the property is an enclosed garden with pathway leading to the French doors and access to the driveway, a lawn and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

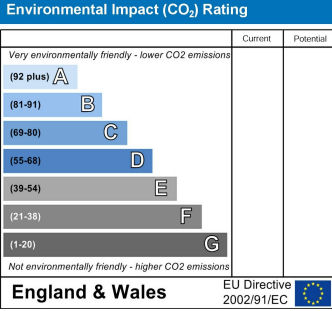
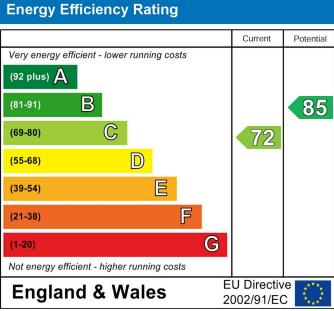
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Burlington Road, Carlton, Nottinghamshire NG4 3JJ



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.