

HoldenCopley

PREPARE TO BE MOVED

Cavendish Road, Carlton, Nottinghamshire NG4 3SB

Guide Price £200,000

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GUIDE PRICE: £200,000 - £220,000...

RENOVATED SEMI-DETACHED HOUSE...

This three-bedroom semi-detached home has been thoughtfully renovated to a high standard, making it an appealing choice for a first-time buyer, young family or anyone looking for something move-in ready. The property has undergone extensive upgrades, including full plastering, a new kitchen, fresh carpets throughout, a new boiler installed in 2022 with some updated radiators, and a complete rewire in 2022. It's also offered to the market with no chain, keeping the process straightforward. Carlton remains a popular spot thanks to its excellent transport links, a great mix of local shops and cafés, well-regarded schools and easy access into Nottingham City Centre. Nearby parks, leisure facilities and regular bus routes add to the convenience, making it a well-connected and friendly place to call home. Inside, the ground floor features an entrance hall, a comfortable living room and a fitted kitchen complete with a breakfast bar and a useful pantry cupboard. The first floor hosts three bedrooms, all serviced by a bathroom suite. Outside, the frontage provides generous off-road parking, while the rear offers a multi-tiered enclosed garden that gives plenty of scope for relaxing, entertaining or gardening.

MUST BE VIEWED





- Renovated Semi-Detached House
- Three Bedrooms
- Good-Sized Living Room
- Fitted Kitchen
- Recently Replaced Boiler & Radiators
- New Carpets & Re-Wired Throughout
- Modern Bathroom Suite
- Ample Off-Road Parking
- Tiered Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'10" x 2'9" (1.48m x 0.85m)
The entrance hall has carpeted flooring, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

13'0" x 12'7" (3.98m x 3.84m)
The living room has carpeted flooring, a decorative mantelpiece with a tiled hearth, a TV point, a radiator, and double French doors opening out to the front garden.

Kitchen

16'5" x 9'9" (5.01m x 2.98m)
The kitchen has a range of fitted base units with worktops and a fitted breakfast bar, a stainless steel sink with a mixer tap, space for a cooker, space for various other appliances, a wall-mounted boiler, tiled splashback, herringbone-style flooring, a vertical radiator, an in-built pantry cupboard, UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7'11" max x 6'7" (2.42m max x 2.02m)
The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12'8" x 9'8" (3.87m x 2.95m)
The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a wall-mounted shelf, and an original open fireplace.

Bedroom Two

9'9" max x 9'4" (2.99m max x 2.87m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Three

6'8" x 6'7" (2.04m x 2.02m)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Shower Room

7'4" max x 6'2" (2.26m max x 1.90m)
The shower room has a concealed dual flush WC combined with a sunken wash basin and fitted storage, a shower enclosure with a mains-fed shower, fully tiled walls, a chrome heated towel rail, herringbone-style flooring, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway with fence panelled boundaries.

Rear

To the rear of the property is a private enclosed multi-tiered garden

with paved patio, lawned areas, a range of plants, an outdoor tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Low risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Other Material Issues – No
- Any Legal Restrictions –

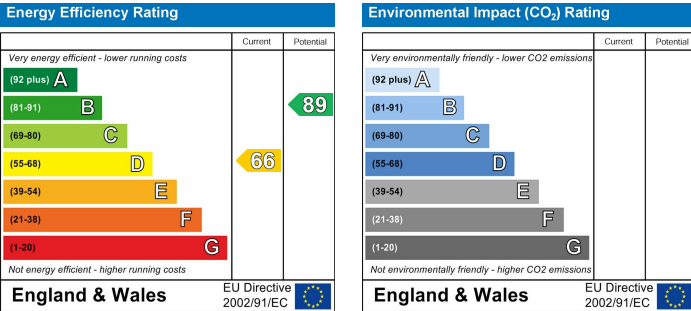
DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A
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

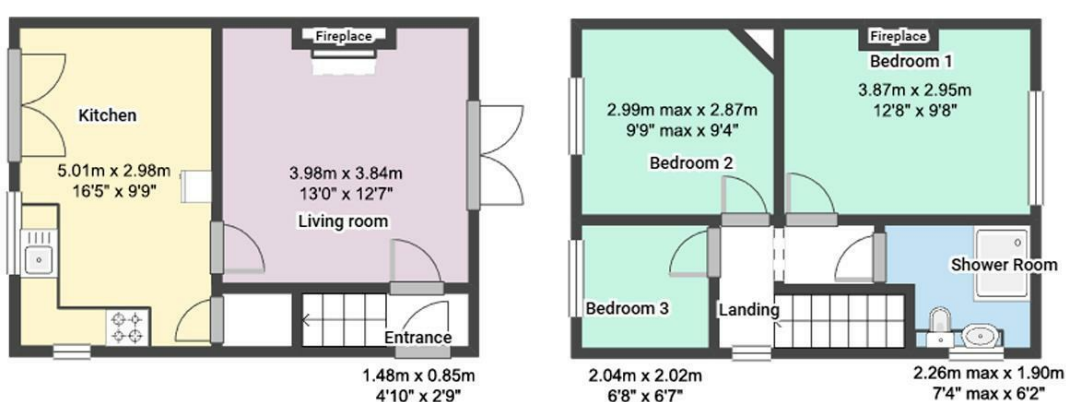
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This floorplan is for illustrative purposes only.

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