

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.

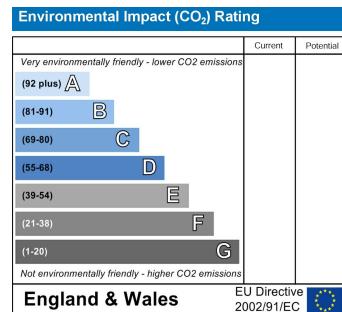
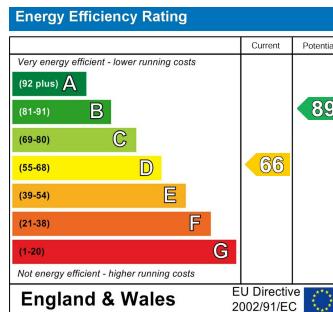
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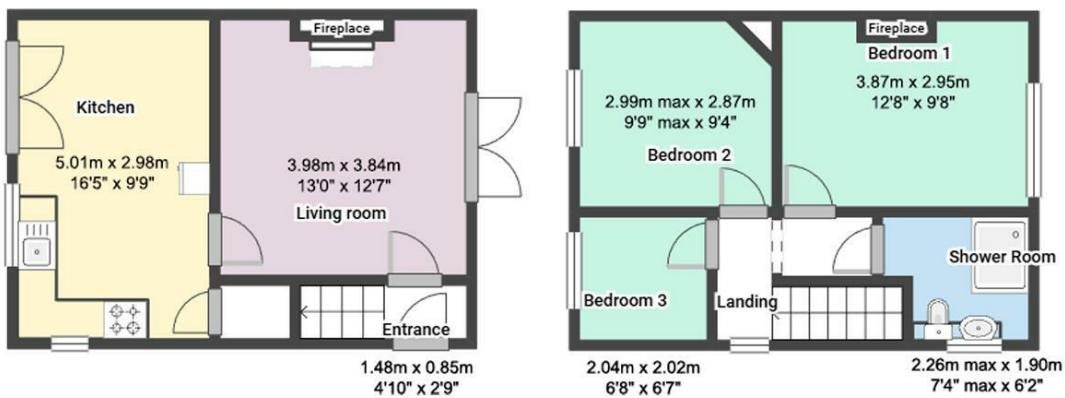
The vendor has advised the following:

Property Tenure is Freehold

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This floorplan is for illustrative purposes only.

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