

HoldenCopley

PREPARE TO BE MOVED

Carlton Road, Carlton, Nottinghamshire NG3 7AF

£170,000 - £180,000

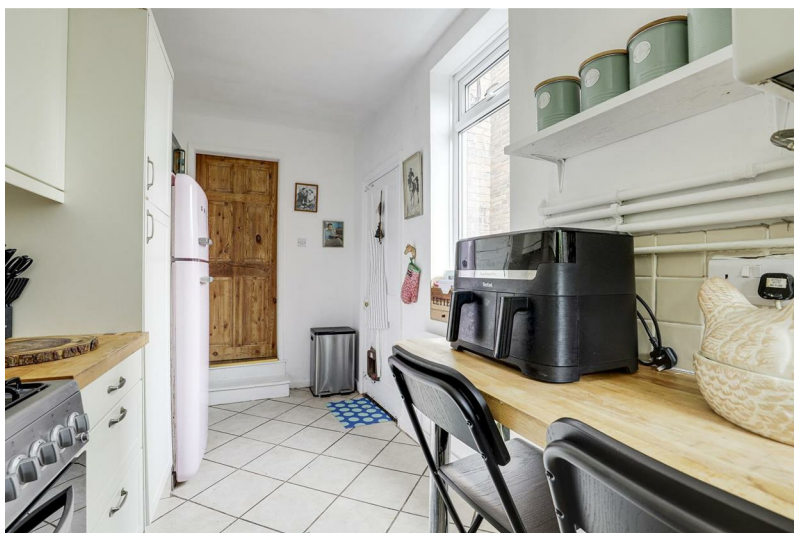
Carlton Road, Carlton, Nottinghamshire NG3 7AF



IDEAL FOR FIRST TIME BUYERS...

This well-presented and deceptively spacious two-bedroom end-terrace home offers an excellent opportunity for first-time buyers looking to take their first step onto the property ladder. Ideally located in a popular area, the property benefits from close proximity to local shops, great schools, and excellent transport links—making it a great choice for commuters and small families alike. The ground floor features two generously sized reception rooms, providing flexible living and dining space, along with a contemporary fitted kitchen. To the first floor, you'll find two well-proportioned double bedrooms and a modern three-piece bathroom suite, with the added benefit of access to a useful loft room. Externally, the property offers off-road parking for one vehicle at the front, while the private rear garden features both a patio area and a lawn.

MUST BE VIEWED





- End-Terrace House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Two Reception Rooms
- Contemporary Three Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Well-Presented Throughout
- Close To Local Amenities
- Popular Location





GROUND FLOOR

Living Room

13'6" into bay x 11'3" (4.14m into bay x 3.43m)
The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a traditional fireplace with a tiled hearth, coving and a single door providing access into the accommodation.

Dining Room

15'2" max x 11'3" (4.64m max x 3.43m)
The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a built-in cupboard and coving.

Kitchen

16'2" x 6'6" (4.93m x 1.99m)
The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, a fitted breakfast bar, space for a freestanding cooker, a stainless steel sink with a drainer, space and plumbing for a washing machine, tiled flooring, a radiator, space for a fridge-freezer, a wall-mounted boiler, UPVC double-glazed windows to the rear and side elevations and a single door providing access out to the garden.

FIRST FLOOR

Landing

15'3" x 2'7" (4.66m x 0.81m)
The landing has painted exposed floorboards, a radiator, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11'4" x 11'3" (3.47m x 3.43m)
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Two

11'11" x 8'1" (3.65m x 2.48m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in cupboard.

Bathroom

9'4" x 6'8" (2.85m x 2.05m)
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with a mains-fed shower and glass shower screen, tiled flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is off-road parking for one vehicle.

Rear

To the rear is a private garden with a patio, a lawn, various plants and an outdoor tap.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas - Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 5G & some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding

- Non-Standard Construction - No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

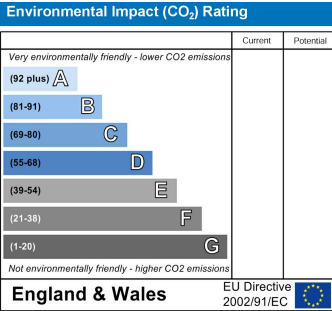
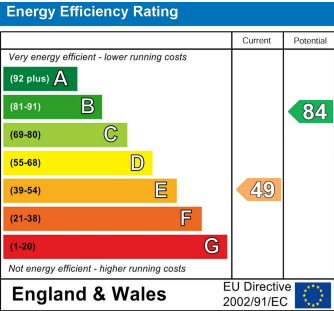
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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