

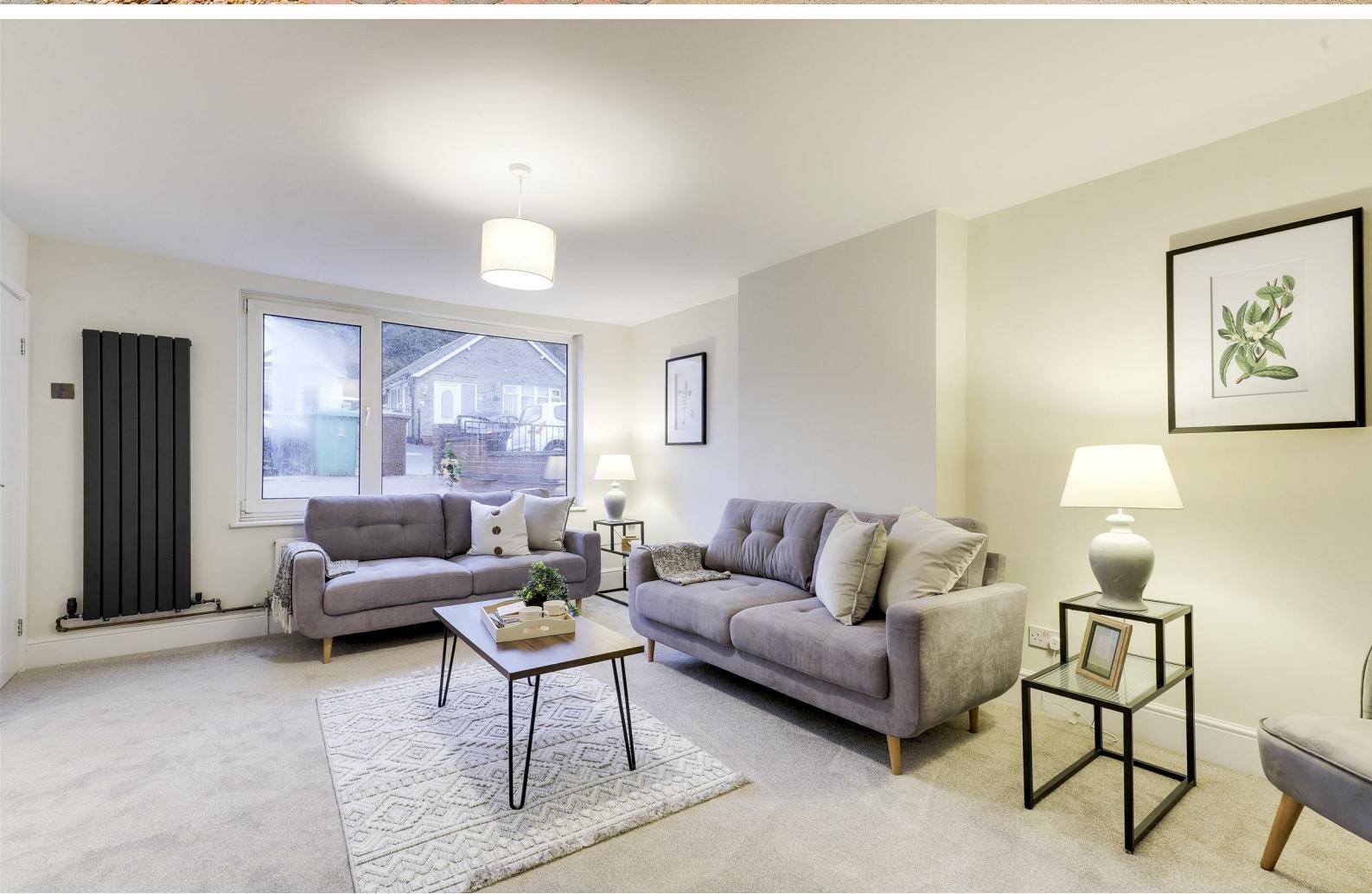
HoldenCopley

PREPARE TO BE MOVED

Maycroft Gardens, Carlton, Nottinghamshire NG3 6JW

Guide Price £230,000 - £240,000

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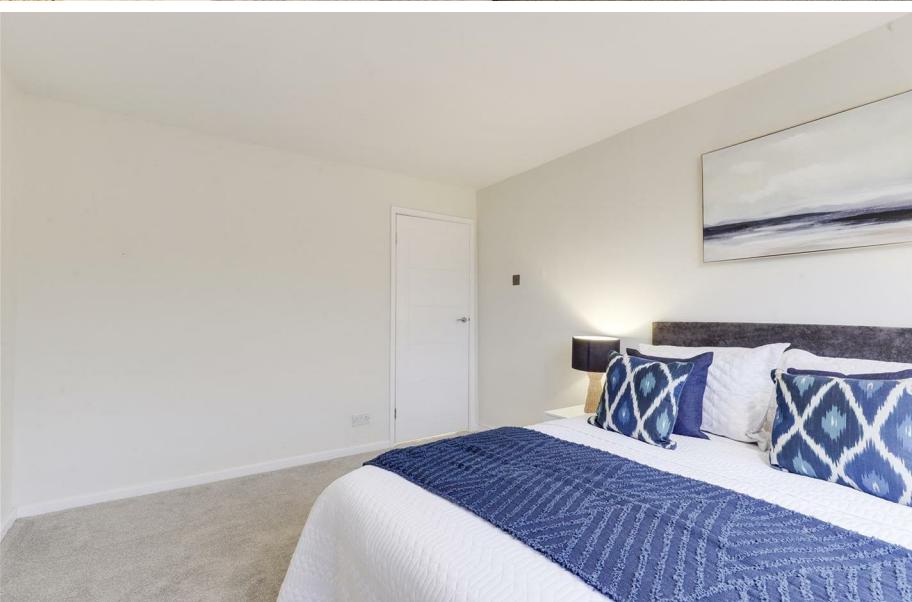
GUIDE PRICE £230,000 - £240,000

NO UPWARD CHAIN...

This two bedroom detached bungalow has been fully renovated to create a modern, move-in ready home and is offered to the market with no upward chain. It sits in a popular and quiet location, close to local shops, good schools and excellent transport links. Inside, the entrance hall leads through to a spacious reception room with open-plan access to the brand new kitchen diner, giving you a great space for cooking and family meals. There are two double bedrooms along with a stylish bathroom. Outside, the front of the property offers a driveway with space for around three cars. The rear garden is low maintenance with a patio seating area, along with a garage for storage.

MUST BE VIEWED!





- Detached Bungalow
- Two Double Bedrooms
- Spacious Reception Room
- Brand New Modern Kitchen
- Stylish Bathroom
- Driveway & Garage
- Low-Maintenance Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

5'5" x 2'10" (1.66 x 0.88)

The entrance hall has carpeted flooring, an in-built cupboard, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

17'3" x 12'4" (5.26 x 3.76)

The living room has carpeted flooring, two radiators, open-plan access to the kitchen diner and a UPVC double-glazed window to the front elevation.

Kitchen Diner

18'3" x 6'8" (5.58 x 2.04)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, hob & extractor fan, a radiator, recessed spotlights, LVT flooring, two UPVC double-glazed windows to the side elevation and a single UPVC door providing access to the side of the property.

Hallway

6'3" x 3'8" (1.91 x 1.13)

The hallway has carpeted flooring, an in-built cupboard and access to the loft.

Master Bedroom

12'7" x 10'1" (3.84 x 3.09)

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

Bedroom Two

12'7" x 9'1" (3.86 x 2.77)

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

Shower Room

6'11" x 5'8" (2.13 x 1.73)

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, tiled walls and flooring, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for three cars, gated access to the rear garden and courtesy lighting.

Rear

To the rear of the property is a low maintenance garden with a paved patio area, access to the garage 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 1000Mbps & Highest upload speed at 100Mbps

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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

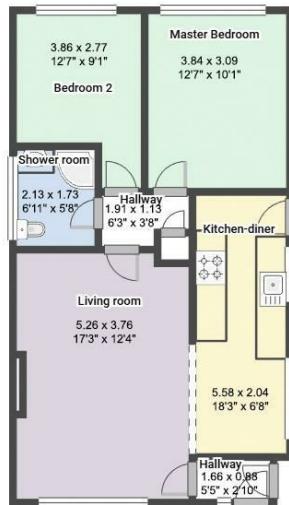
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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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.

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