

HoldenCopley

PREPARE TO BE MOVED

Arthur Crescent, Carlton, Nottinghamshire NG4 1GA

Guide Price £210,000 - £240,000

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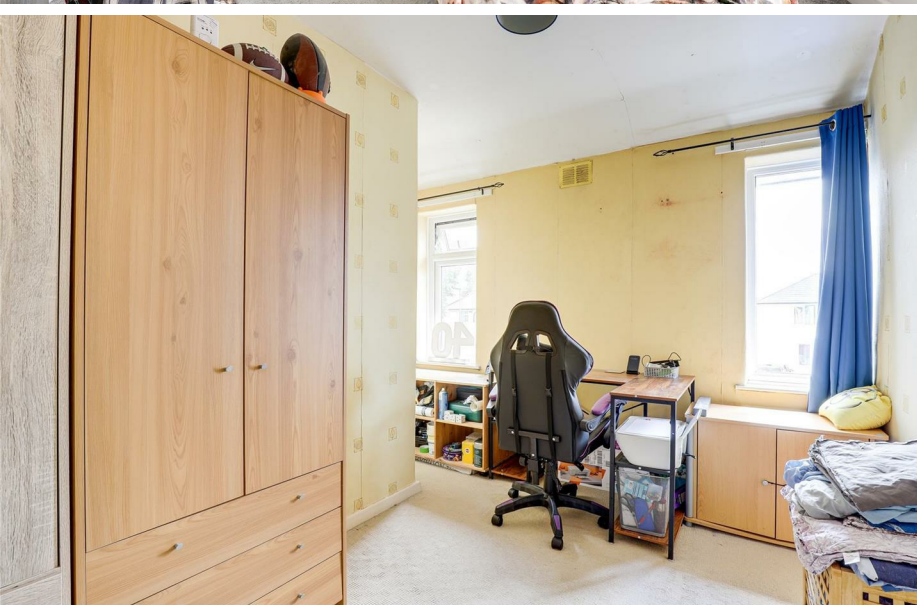
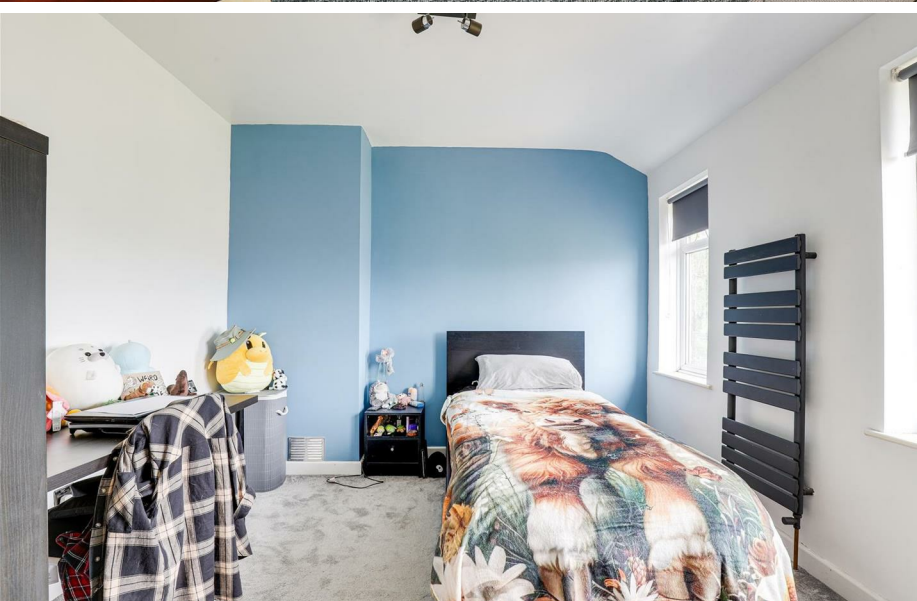
GUIDE PRICE: £210,000 - £220,000

GREAT FIRST TIME BUY...

This well-presented three-bedroom mid-terraced property offers spacious and versatile accommodation, making it an ideal choice for a variety of buyers, including first-time buyers, growing families, or investors. Thoughtfully laid out and neutrally decorated, the property is ready to move straight into. The ground floor an welcoming entrance hall, a spacious living room perfect for relaxing or entertaining, a modern fitted kitchen with ample storage and worktop space, and a separate utility room offering added convenience. Upstairs, the property continues to impress with two good-sized double bedrooms, a comfortable single bedroom, and a contemporary four-piece bathroom, complete with both a bathtub and a separate shower. Externally, the property enjoys a driveway to the front providing off-street parking, while to the rear is a large, south-facing garden—perfect for outdoor living. The garden includes a paved patio, a raised decked seating area, and a well-maintained lawn, all enclosed by secure fence panelled boundaries. Situated in a popular and well-connected residential area, the home is within easy reach of local shops, schools, and amenities, and offers excellent transport links into Nottingham city centre.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Utility Room
- Four-Piece Bathroom Suite
- Good-Sized Rear Garden
- Driveway
- Hive Heating
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

4'5" x 2'11" (1.36m x 0.89m)

The entrance hall has carpeted flooring and a composite door providing access to the accommodation.

Living Room

11'5" x 16'2" (3.48m x 4.93m)

The living room has carpeted flooring, a radiator, and a UPVC double-glazed window on the front elevation.

Kitchen

10'3" x 13'10" (3.14m x 4.23m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and swan neck mixer tap, a ceramic hob and extractor fan, an integrated oven, and integrated fridge freezer, an integrated dishwasher, a washing machine, a tiled splashback, Karndean Vinyl flooring, recessed spotlights, a vertical radiator, and three UPVC double-glazed windows to the rear elevation.

Utility Room

10'3" x 5'2" (3.12m x 1.57m)

The utility room has Karndean vinyl flooring, a radiator, fitted wall units, recessed spotlights, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

2'11" x 14'1" (0.89m x 4.29m)

The landing has carpeted flooring, a radiator, access to the boarded loft with lighting via a pull-down ladder, and provides access to the first-floor accommodation.

Master Bedroom

11'5" x 12'4" (3.48m x 3.76m)

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

Bedroom Two

10'3" x 12'8" (3.13m x 3.87m)

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

Bedroom Three

11'5" x 7'5" (3.49m x 2.27m)

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

Bathroom

10'9" x 7'0" (3.29m x 2.14m)

The bathroom has a concealed low-level flush W/C, a panelled bath with deck-mounted bath filler taps, a walk-in shower with a mains-fed rainfall shower and handheld showerhead, waterproof panelling, a shower screen, a vanity storage unit with a wash basin, recessed shelving, a heated towel rail, a built-in cupboard, tiled flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, courtesy lighting, and fence-panelled boundaries.

Rear

To the rear of the property is a south-facing garden featuring a patio area, an outside tap, external lighting, a decked seating area, a well-maintained lawn, gravelled sections, a variety of plants and shrubs, a garden shed, and fence-panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

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 - Very Low

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

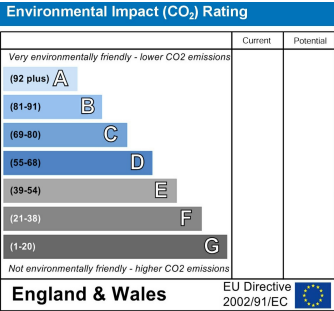
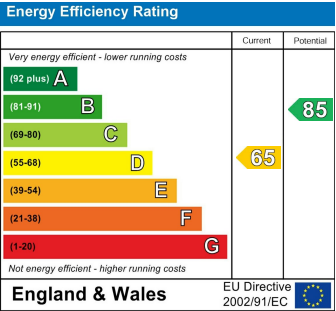
The vendor has advised the following:

Property Tenure is Freehold

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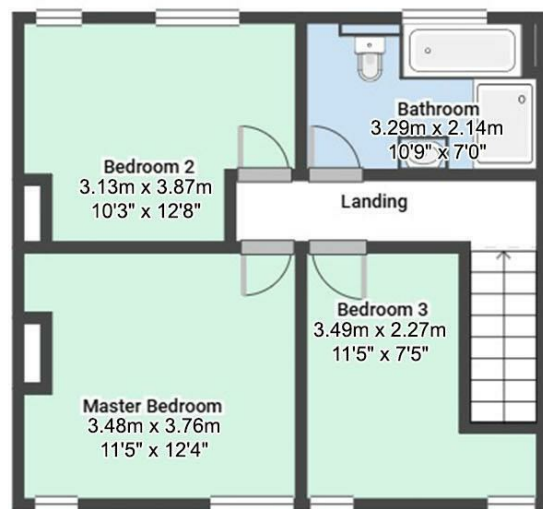
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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