

HoldenCopley

PREPARE TO BE MOVED

Standhill Road, Carlton, Nottinghamshire NG4 1JS

Guide Price £190,000 - £200,000

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IDEAL FOR FIRST TIME BUYERS...

This semi-detached home offers deceptively spacious accommodation throughout and would be an ideal purchase for a first-time buyer looking to step onto the property ladder. Situated in a popular and convenient location, the property is within close proximity to a range of local shops, great schools and well-established transport links. To the ground floor, the accommodation comprises a bay-fronted living room, a separate dining room, a fitted kitchen with ample storage and workspace, and a three-piece bathroom suite. The first floor hosts two generously sized double bedrooms. Outside, the property offers on-street parking to the front, while to the rear there is a private garden featuring a paved patio seating area, a wooden decked seating area with a built-in bench, and an array of mature shrubs and trees.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms
- Ground Floor Bathroom
- Private Enclosed Rear Garden
- Popular Location
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

14'5" x 12'11" (4.40 x 3.96)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a recessed chimney breast alcove with a decorative surround and tiled hearth, a radiator, a panelled feature wall, a picture rail, coving, a ceiling rose and a single UPVC door providing access into the accommodation.

Dining Room

11'1" x 9'9" (3.39 x 2.98)

The dining room has wood-effect flooring, a radiator, a panelled feature wall, two built-in cupboards, coving and a single UPVC door providing access out to the garden.

Kitchen

10'3" x 9'6" (3.13 x 2.90)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a hob with an extractor hood, a stainless steel undermount sink, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, a radiator, recessed spotlights, a glass block window and a UPVC double-glazed window to the side elevation.

Bathroom

6'7" x 6'3" (2.02 x 1.92)

The bathroom has a pedestal wash basin, a fitted bath, tiled flooring, a radiator, partially tiled walls, recessed spotlights, an extractor fan, open access into the W/C and a UPVC double-glazed obscure window to the side elevation.

W/C

3'10" x 2'10" (1.19 x 0.87)

This space has a low level flush W/C, tiled flooring, partially tiled walls and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

2'8" x 2'7" (0.83 x 0.81)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

13'1" x 12'0" (3.99 x 3.67)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a fireplace surround and a fitted wardrobe with over the head cupboards.

Bedroom Two

11'1" x 9'11" (3.40 x 3.04)

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

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a private garden with a paved patio seating area, a wooden decked seating area with a built-in bench, mature shrubs and trees and fence-panelled and hedge boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

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.

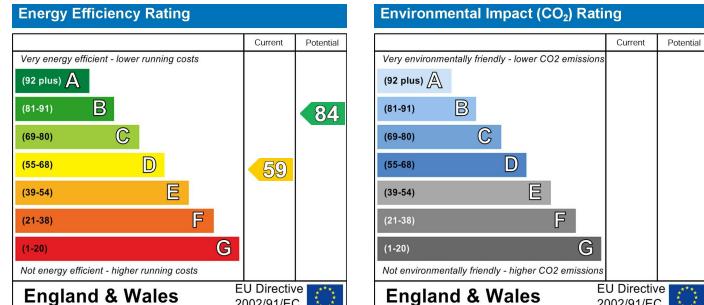
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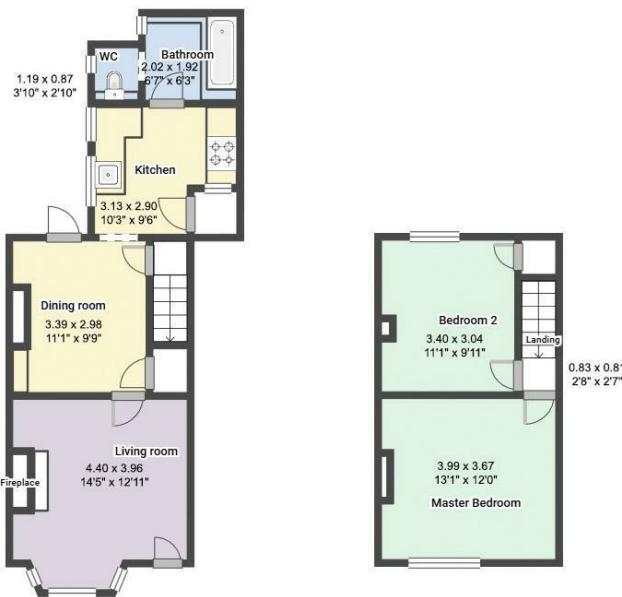
Property Tenure is Freehold

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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 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.





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