

# HoldenCopley

PREPARE TO BE MOVED

Highfield Drive, Carlton, Nottinghamshire NG4 1PR

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Guide Price £230,000 - £240,000

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IDEAL FOR FIRST TIME BUYERS...

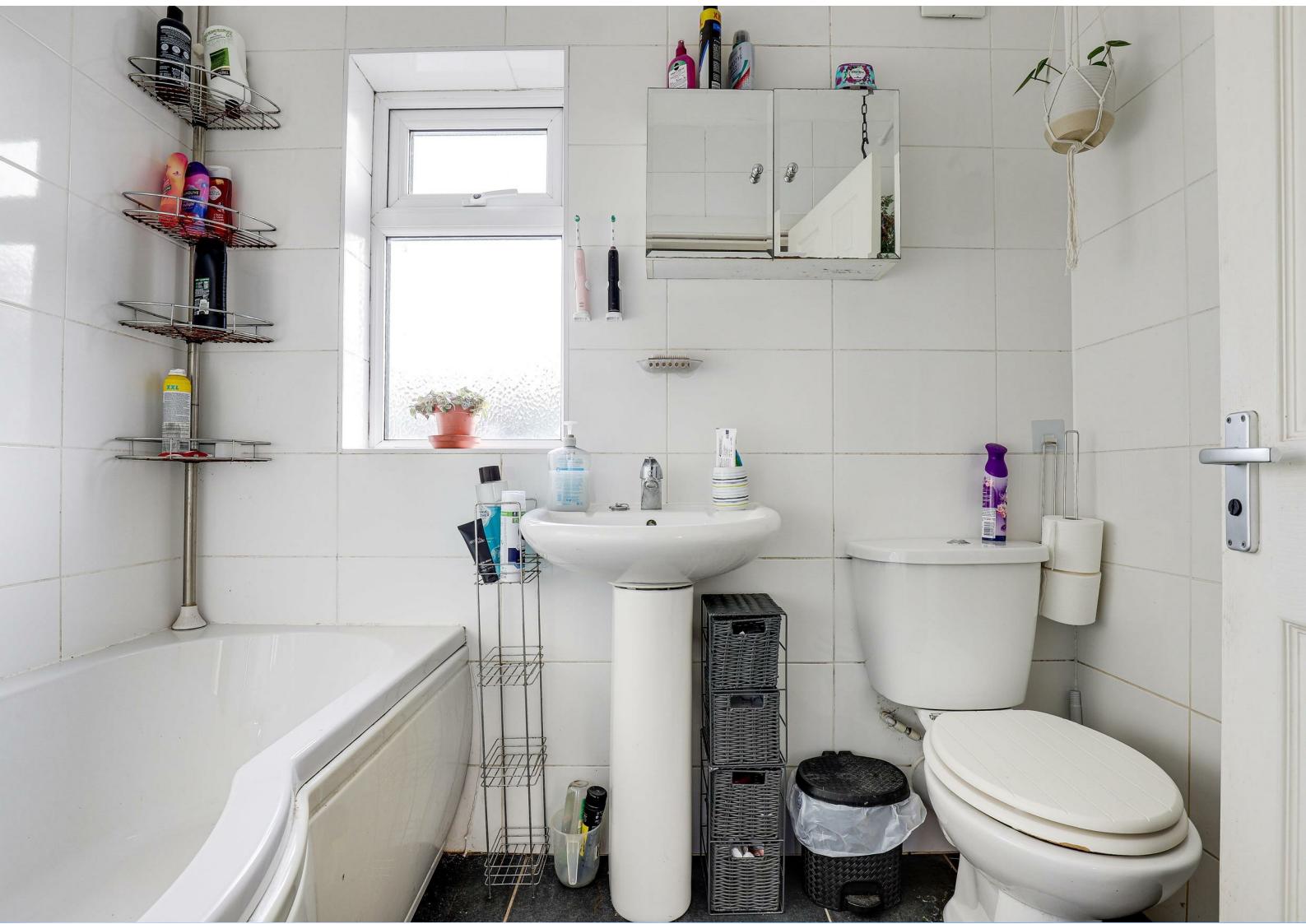
Situated in a popular location, this well-presented three-bedroom semi-detached home offers an ideal purchase for families and professionals alike, benefiting from great school catchments, convenient transport links into the City Centre and beyond, and a wide range of local shops and amenities close by. To the ground floor, the accommodation comprises an entrance hall, a bay-fronted reception room, a modern fitted kitchen offering ample storage and workspace, and a convenient ground floor W/C. Rising to the first floor are three well-proportioned bedrooms, serviced by a three-piece family bathroom suite, with additional access to a boarded loft. Outside, the property enjoys a driveway to the front providing off-road parking for one vehicle, while to the rear is a good sized private tiered garden, arranged with a paved patio seating area, a garden shed, and a greenhouse.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- One Reception Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

5'0" x 3'10" (1.53m x 1.19m)

The entrance hall has laminate flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

### Living Room

11'11" x 13'8" (3.63m x 4.17m)

The living room has a UPVC double-glazed bay window to the front elevation, laminate flooring and a radiator.

### Kitchen

13'8" x 8'7" (4.17m x 2.64m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink with a drainer, space for a washing machine, space for an American style fridge-freezer, tiled flooring, a radiator, a built-in cupboard, recessed spotlights, UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access out to the garden.

### W/C

4'9" x 2'5" (1.47m x 0.76m)

This space has a low level flush W/C, a vanity style wash basin with a tiled splashback, tiled flooring, a radiator and a UPVC double-glazed obscure window to the rear elevation.

## FIRST FLOOR

### Landing

2'9" x 7'10" (0.86m x 2.41m)

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

### Master Bedroom

8'9" x 10'5" (2.67m x 3.19m)

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

### Bedroom Two

8'10" x 10'3" (2.70m x 3.14m)

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

### Bedroom Three

7'4" x 7'1" (2.24m x 2.16m)

The third bedroom has a UPVC double-glazed window to the front elevation, laminate flooring and a radiator.

### Bathroom

4'10" x 7'1" (1.48m x 2.18m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front is a driveway with space for one vehicle and a single wooden gate providing rear access.

### Rear

To the rear is a private tiered garden with a paved patio, a shed, a greenhouse, mature shrubs and trees, courtesy lighting and an outdoor power socket.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

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

Phone Signal – 3G, 4G & 5G 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 – Property is known to be in a historical coal mining area, last mined 1964.

Coal authority report from May 2012 states:

Past: property in the likely zone of influence from workings in 2 seams of coal at 310m - 380m depth, and last worked in 1964. Any ground movement from these coal workings should now have stopped.

Present: Property is not within the likely zone of influence of any present underground coal workings.

## DISCLAIMER

Council Tax Band Rating - Gedling Borough 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:

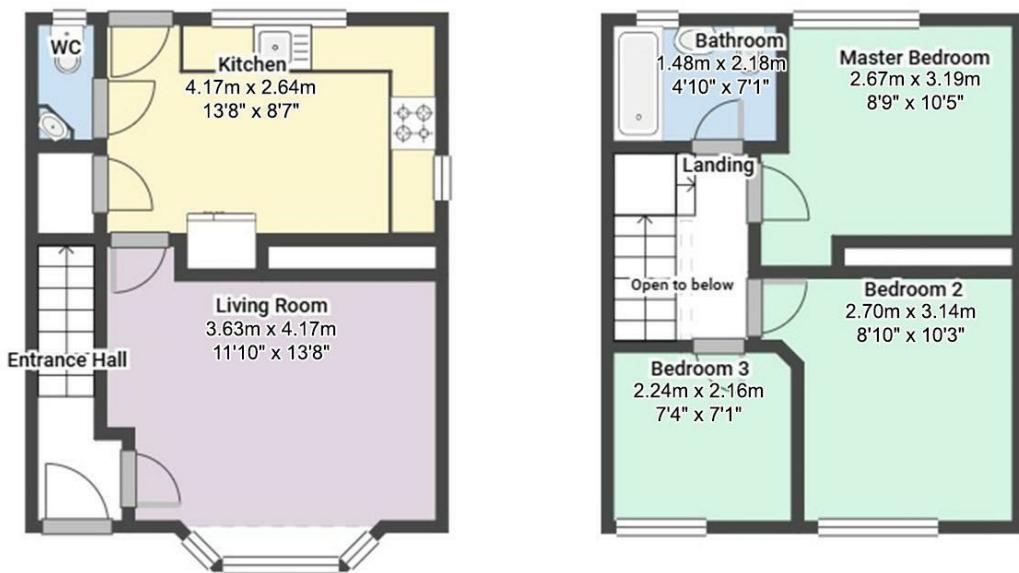
Property Tenure is Freehold

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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.

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



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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