

HoldenCopley

PREPARE TO BE MOVED

Comery Avenue, Carlton, Nottinghamshire NG3 7AD

Guide Price £220,000

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GUIDE PRICE: £220,000 - £240,000

NO UPWARD CHAIN...

This detached home would be the ideal purchase for a range of buyers as it offers spacious accommodation throughout and benefits from being well-presented whilst also allowing the new buyers to put their own stamp on the property. The property is also being sold to the market with no upward chain and possesses an abundance of untapped potential, waiting to be harnessed and transformed into something remarkable. Situated in quiet cul-de-sac location, just a stone's throw away from various local amenities, excellent schools and transport links into the City Centre. To the ground floor is a porch, an entrance hall, a bay-fronted dining room, a spacious living room, a modern fitted kitchen and a conservatory. The first floor carries three bedrooms which are serviced by a stylish three-piece shower room. To the front of the property is a driveway providing off-road parking and to the rear is a private enclosed south west garden with a well-maintained lawn and a stone paved area.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Bay-Fronted Dining Room
- Spacious Lounge
- Modern Fitted Kitchen
- Stylish Three-Piece Shower Room
- South West Facing Garden
- Off-Road Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has carpeted flooring and UPVC double French doors providing access into the accommodation

Entrance Hall

The entrance hall has laminate flooring, carpeted stairs, an in-built storage cupboard, two UPVC double glazed windows to the front elevation and a single UPVC door

Dining Room

14'1" x 10'11" (4.31m x 3.35m)
The dining room has carpeted flooring, a feature fireplace, a radiator and a UPVC double glazed box bay window to the front elevation

Living Room

13'5" x 12'0" (4.10m x 3.67m)
The living room has carpeted flooring, a feature fireplace with a decorative surround, an in-built storage cupboard, a radiator, coving to the ceiling and a UPVC sliding door providing access to the rear garden

Kitchen

14'1" x 5'4" (4.31m x 1.65m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated BOSCH oven, an integrated BOSCH gas hob, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, a radiator, a UPVC double glazed window to the rear elevation and a single UPVC door providing access to the conservatory

Conservatory

7'2" x 5'7" (2.19m x 1.71m)
The conservatory has tiled flooring, a UPVC double glazed window surround, a polycarbonate roof and UPVC double French doors providing access to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator and a UPVC double glazed window to the side elevation

Bedroom One

11'11" x 11'1" (3.64m x 3.38m)
The main bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

11'0" x 10'11" (3.37m x 3.35m)
The second bedroom has carpeted flooring, a fitted mirrored wardrobe, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

13'2" x 6'7" (4.03m x 2.01m)
The third bedroom has carpeted flooring, an in-built storage cupboard which houses the boiler, an in-built wardrobe, a radiator, a loft hatch and a UPVC double glazed window to the rear elevation

Shower Room

7'8" x 6'4" (2.36m x 1.94m)
The shower room has a low level dual flush W/C, a vanity style wash basin with a stainless steel mixer tap, a walk-in shower enclosure with an electric shower fixture, a glass shower screen, a wall-mounted mirrored storage cupboard, a chrome heated towel rail, recessed spotlights, floor to ceiling tiles and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Front

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

Rear

To the rear of the property is a private enclosed south-west facing garden with a well-maintained lawn, a stone paved area and pathway, decorative plants and shrubs and panelled fencing

DISCLAIMER

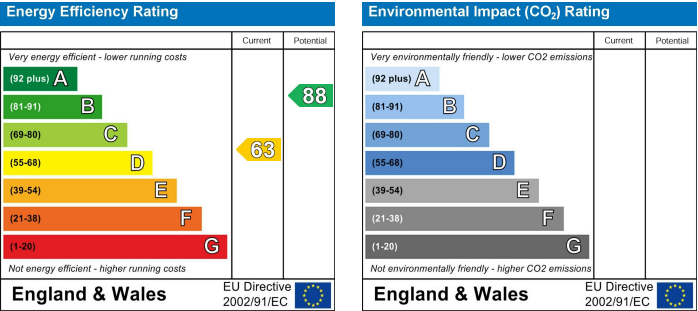
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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