

# HoldenCopley

PREPARE TO BE MOVED

Calverton Avenue, Carlton, Nottinghamshire NG4 1NB

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**Guide Price £200,000**

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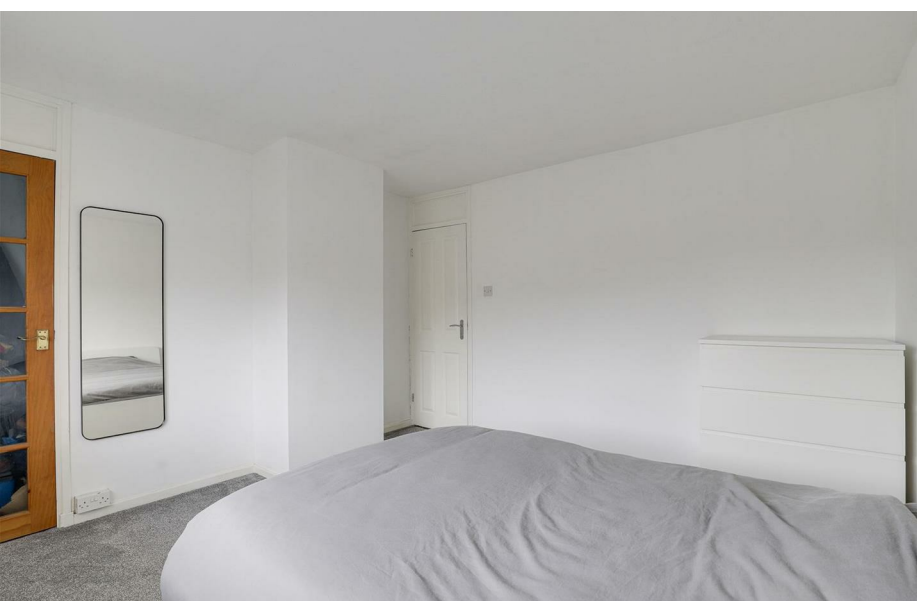
GUIDE PRICE... £200,000 - £225,000

NO UPWARD CHAIN...

This end terraced home is nestled in a sought-after location, offering both convenience and comfort with the added benefit of no upward chain. Ideally positioned close to a variety of local amenities, including shops, highly regarded schools, and excellent transport links, this property presents an excellent opportunity for families, first-time buyers, or investors alike. Upon entering the home, you are welcomed into a hallway, which provides access to the spacious living room. This well-proportioned space is filled with natural light and features a sliding patio door that opens directly onto the rear garden, seamlessly blending indoor and outdoor living. The fitted kitchen is designed to offer both functionality and style, providing ample storage and workspace, making it ideal for preparing meals and entertaining guests. Ascending to the first floor, you will find three bedrooms, each offering comfortable accommodation with space for furniture and storage solutions. The family bathroom is fitted with a modern three-piece suite, including a bathtub, a washbasin, and a WC, all designed to provide a relaxing and practical space. Externally, the property boasts an attractive frontage with a lawned garden, a gravelled area, and the convenience of off-street parking. To the rear, the enclosed garden provides a private and tranquil outdoor retreat, featuring a spacious patio area perfect for outdoor dining, a well-maintained lawn, and a combination of fencing and hedging for added privacy.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off Street Parking
- No Upward Chain
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Hall

9'2" x 3'4" (2.81m x 1.03m)

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

### Living Room

11'5" x 19'7" (3.48m x 5.97m)

The living room has a UPVC double glazed window to the front elevation, two radiators, a TV point, carpeted flooring, and sliding doors opening to the rear garden.

### Kitchen

17'4" x 11'2" max (5.30m x 3.41m max)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and mixer tap, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, an in-built cupboard, a radiator, a wall-mounted boiler, tiled splash back, wood-effect flooring, two double glazed window to the side and rear elevation, and a UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

### Bedroom One

11'6" x 11'3" (3.53m x 3.43m)

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

### Bedroom Two

13'8" x 8'2" (4.18m x 2.49m)

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

### Bedroom Three

7'0" x 11'2" (2.15m x 3.42m)

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

### Bathroom

5'3" x 7'5" (1.61m x 2.28m)

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a chrome heated towel rail, partially tiled walls, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, a gravelled area, and off-street parking.

### Rear

To the rear of the property is an enclosed rear garden with a patio area, a lawn, a fence panelled and hedged boundary.

## 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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of Voice 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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

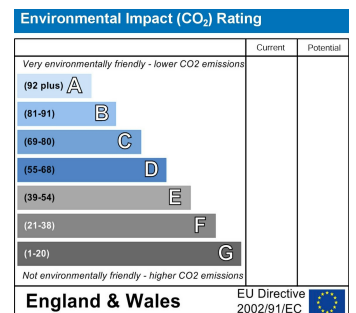
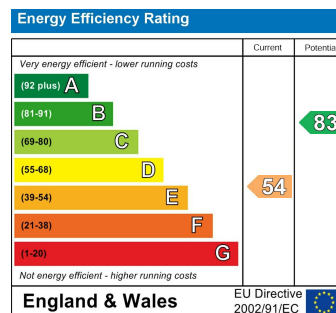
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

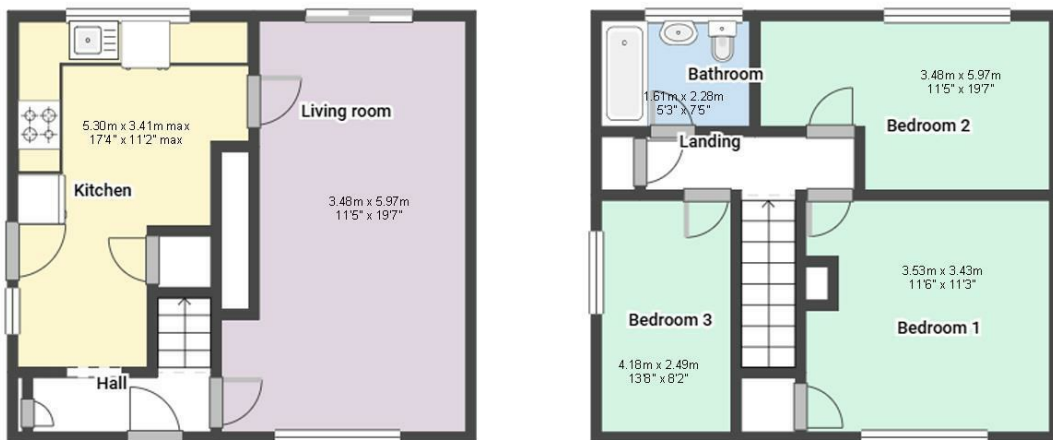
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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