



3 Ian Grove, Carlton, NG4 3EG
£180,000



Marriotts



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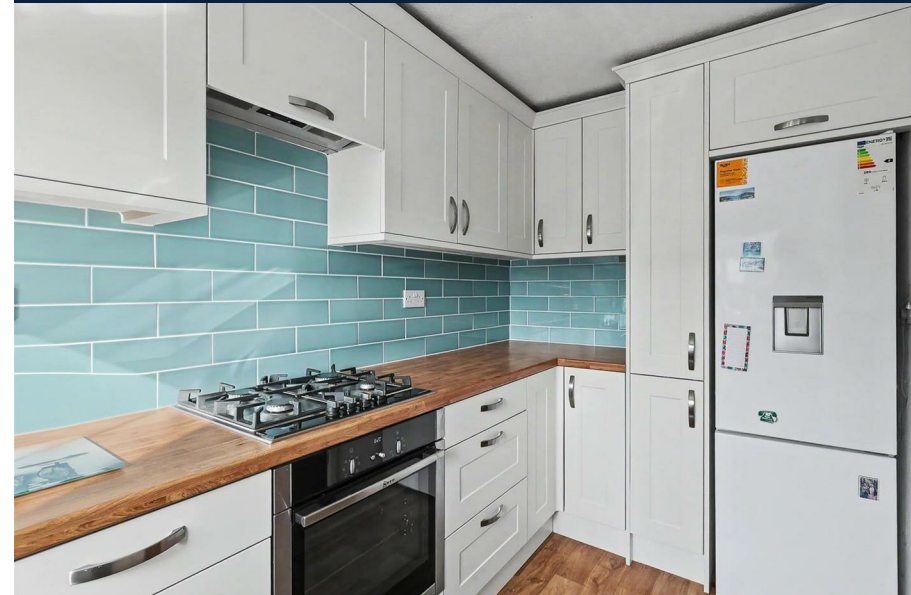
- No upward chain
- Mid-town house with 2 double bedrooms
- Communal off-street parking space to the front
- Quiet cul-de-sac location
- Modern white shower room. Modern fitted kitchen
- Garage in separate block

Situated in a quiet cul-de-sac, this well-presented Georgian-style mid town house is offered for sale with no upward chain. Neutrally decorated and well cared for throughout, the property is ready to move straight into and would make an ideal home for first-time buyers, downsizers or investors.

A good-sized entrance hall leads to a modern fitted kitchen, while to the rear is a spacious lounge/diner enjoying views of the garden. Upstairs are two double bedrooms, both benefiting from fitted wardrobes, together with a modern shower room finished with a contemporary white suite. Outside, the pretty rear garden offers two paved patio areas and a lawn, providing an attractive and manageable outdoor space. Further benefits include communal off-street parking to the front and a garage located in a separate block.

Conveniently positioned with local amenities and public transport links within easy reach.

£180,000



Entrance

A pathway leads to the front door past a low maintenance gravel front garden and the communal car parking area. UPVC front door opens into the hallway, which has carpet, a radiator, alarm panel, wall thermostat controls for the heating and an understairs cupboard where the RCD board is housed.

Kitchen

Accessed from the hallway and is fitted with a range of neutral shaker style wall and floor cabinets. There is laminate wood effect worktop and floor, space for a tall fridge freezer and washing machine. Integrated electric oven with 4-ring gas hob and integrated extractor fan above. Stainless steel sink & drainer with mixer tap, radiator and front UPVC double glazed window.



Lounge/ diner

The rear reception room has ample space for a 4-seater dining table & chairs, along with the lounge area. There is fitted carpeted, a radiator and double glazed patio doors open into the garden.

Landing

The landing has two fitted cupboards, one housing the central heating boiler and the other the hot water cylinder tank. The space has carpet and loft access.

Bedroom 1

With front UPVC double glazed window, radiator, carpet, a fitted wardrobe and a fitted storage cupboard.

Shower room

The shower room has fully tiled walls and vinyl floor. Toilet with dual flush, wash hand basin and a walk in shower cubicle with electric shower. There is a radiator and extractor fan.

Bedroom 2

With rear UPVC double glazed window, radiator, carpet, a fitted wardrobe and a fitted storage cupboard.

Outside

From the house the rear garden has a paved patio area and there is a small step up to the lawn, framed with Sleeper raised beds either side. At the far end of the garden is another paved patio and a timber gate which opens to the shared pathway. This leads round to the garage block located at the side of the property.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band A

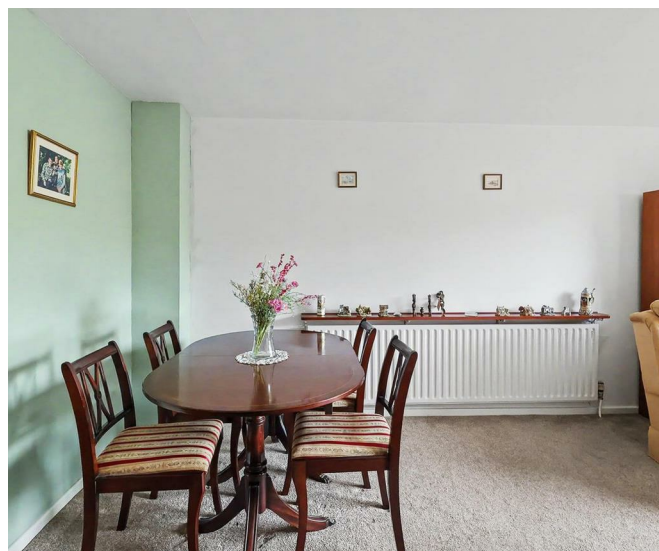
PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:
Communal pathway to rear garden

CURRENT PLANNING PERMISSIONS/DEVELOPMENT
PROPOSALS: No

FLOOD RISK: Low

ASBESTOS PRESENT: Not known







ANY KNOWN EXTERNAL FACTORS: No
 LOCATION OF BOILER: Landing cupboard
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: Ovo
 MAINS ELECTRICITY PROVIDER: Ovo
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: Yes
 BROADBAND AVAILABILITY: Please visit Ofcom -
 Broadband and Mobile coverage checker.
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
 Broadband and Mobile coverage checker.
 ELECTRIC CAR CHARGING POINT: not available.
 ACCESS AND SAFETY INFORMATION: Level access to
 the front. Mostly flat garden with one step.

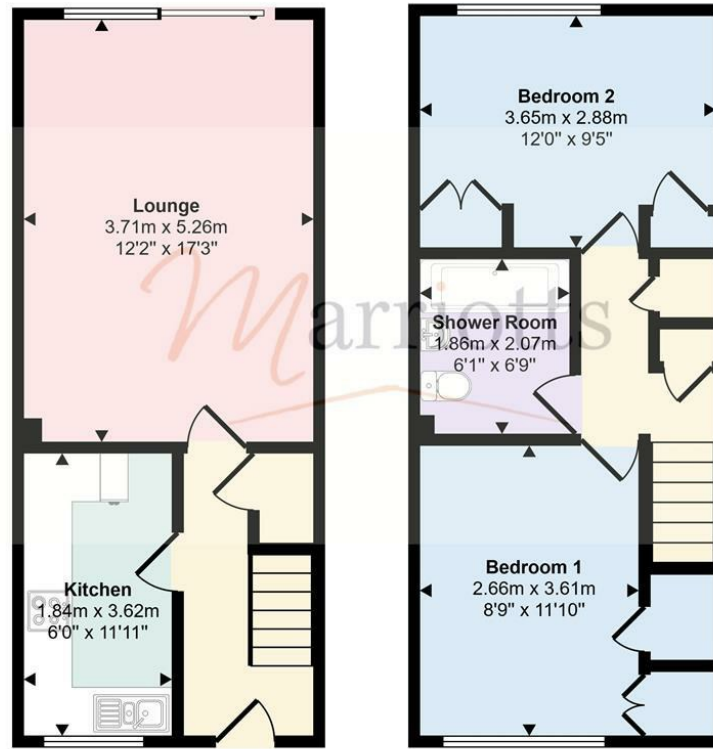
OTHER INFORMATION:

- Please note - Completion of this sale is subject to probate being granted



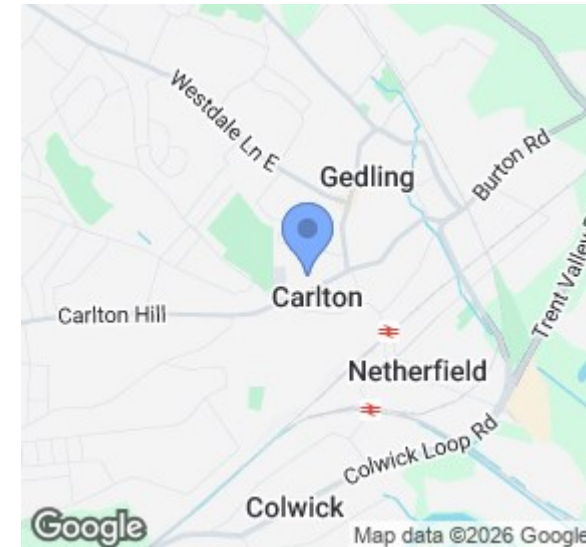


Approx Gross Internal Area
65 sq m / 702 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency 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	



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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