

LOT  
5

## 12 Verne Close Carlton, Nottingham NG4 1FJ

A substantial modern detached bungalow enlarged to create in excess of 1,800 sq ft of accommodation. Offered for sale within an elevated location in need of full modernisation and refurbishment. **Vacant.**

**Guide Price: £200,000+**

### Tenure

Freehold, with full vacant possession.

### Description

- There is pedestrian access via a footpath to the property, which is located between numbers 114 & 112 Southdale Road, Carlton
- Located within easy-to-manage gardens, the property incorporates a spacious layout including an entrance hall with shower room/WC off and an L-shaped split level lounge/dining room with patio doors leading to a sun lounge
- There is a fitted kitchen, along with four bedrooms and a principal family bathroom housing a three piece suite with further shower cubicle
- Warmed by gas-fired central heating, the property is double glazed throughout
- Standing within an established location of contrasting properties, there are a wealth of local amenities and ease of access to regular public transport

- Internal inspection alone will do true justice to the generous accommodation and the unique opportunity offered by the sale

### Note

Purchasers are to be made aware that adjoining the property is a further small parcel of land with access from Verne Close, which may be purchased by separate arrangement with the vendors.

### Solicitors

Davis & Co Solicitors  
24a Gordon Road, West Bridgford  
Nottingham, NG2 5LN  
For the attention of: Rose Davis.  
Tel: 0115 855 7918.

### EPC Rating

E

### Viewings

Thursdays and Saturdays at 11.00 am.

**Ref: RWC**



LOT  
6

## 53 Dorket Drive Wollaton, Nottingham NG8 1AD

A most conveniently located semi-detached bungalow offering accommodation in need of upgrading and modernisation. Well served by a wealth of local amenities and offering an ideal opportunity to either owner occupier or investor. **Vacant.**

**Guide Price: £125,000 - £150,000**

### Tenure

Freehold, with full vacant possession.

### Description

- Double glazed throughout, this semi-detached property offers two bedroom accommodation which benefits from mature gardens to both front and rear
- Entrance hall with lounge, separate dining room and further potential kitchen with pantry off
- There is a bathroom housing a three piece suite
- Located close to Nottingham's Queens Medical Centre and Nottingham University, the area is popular with both residential and rental sectors of the property market

### Solicitors

Davis & Co  
24a Gordon Road  
West Bridgford  
Nottingham NG2 5LN  
For the attention of: Rose Davis.  
Tel: 0115 855 7918.

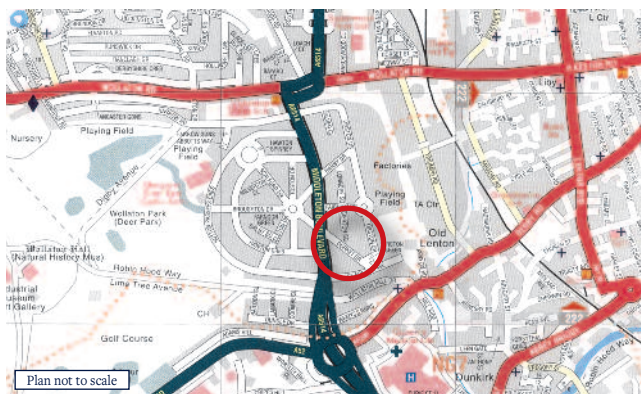
### EPC

Applied for.

### Viewings

Fridays and Sundays at 12.45 pm.

**Ref: RWC**



Crown Copyright reserved.  
This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office.