

52 Florence Road, Gedling, NG4 2QH

£175,000

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Marriotts



# 52 Florence Road
# Gedling, NG4 2QH

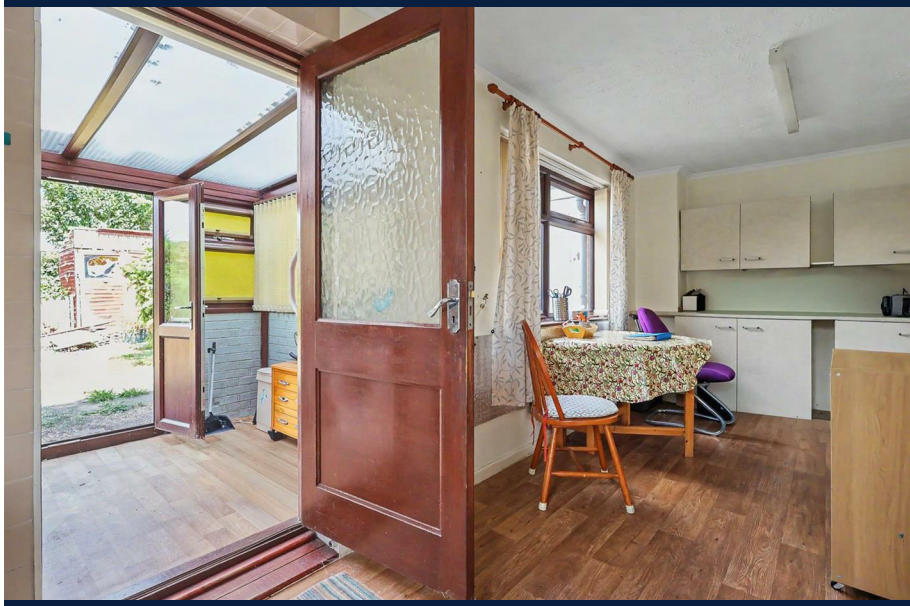
- Semi-detached house
- Three bedrooms
- Conservatory extension
- Large corner plot
- Lounge and kitchen diner
- NO UPWARD CHAIN

A three-bedroom semi-detached home occupying a generous corner plot, ideally positioned at the head of a popular cul-de-sac just off Burton Road. The property offers excellent access to the surrounding countryside, the nearby village of Burton Joyce, local retail parks and Carlton-le-Willows Academy, making this an appealing choice for families and first-time buyers alike! For sale with NO UPWARD CHAIN!





**£175,000**



## Overview

Internally, the accommodation consists of an entrance porch and hallway, spacious living room, full-width kitchen diner and conservatory, while the first floor provides three well-proportioned bedrooms and a family bathroom.

Outside, the property occupies a particularly good-sized corner plot, offering excellent potential for those looking to create their ideal garden space.

The property would benefit from some general modernisation but provides a fantastic opportunity to add value and personalise to your own taste.

## Entrance Porch

UPVC double-glazed front entrance door, light and secondary door through to the hallway.

## Hallway

High-level cupboard housing the fuse board and smart electric meter, radiator, stairs to the first floor landing with understair cloaks cupboard.

## Lounge
Ceramic tiled fireplace with gas fire and Adam Style surround, radiator and UPVC double-glazed front window.

## Kitchen Diner
A range of wall and base units with worktops and a stainless steel sink unit and drainer. Gas cooker point, wood effect floor covering, UPVC double-glazed rear and side windows, airing cupboard houses the hot water cylinder, under counter gas boiler (serviced May 2026) and door to the conservatory.

## Conservatory
Being UPVC double glazed with a polycarbonate roof, wood effect floor covering, light, power, plumbing for a washing machine and UPVC double glazed double doors leading out of the rear garden.

## First Floor Landing
With loft access.

## Bedroom 1
Built-in cupboard, radiator and UPVC double glazed front window.

## Bedroom 2
UPVC double-glazed rear window and radiator.

## Bedroom 3
UPVC double-glazed front window and radiator.

## Bathroom
Consisting of a bath with electric shower and tiled surround, pedestal wash basin and toilet. Radiator and UPVC double-glazed front window.

## Outside
The shared wide pedestrian path leads to the front of the property. Side access then leads to a side lawn with established borders, extending to the rear, also with established borders. Accessed from the conservatory is a patio area with an outside tap, concrete outbuilding and enclosed with a fenced perimeter.

## Material Information
TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band B









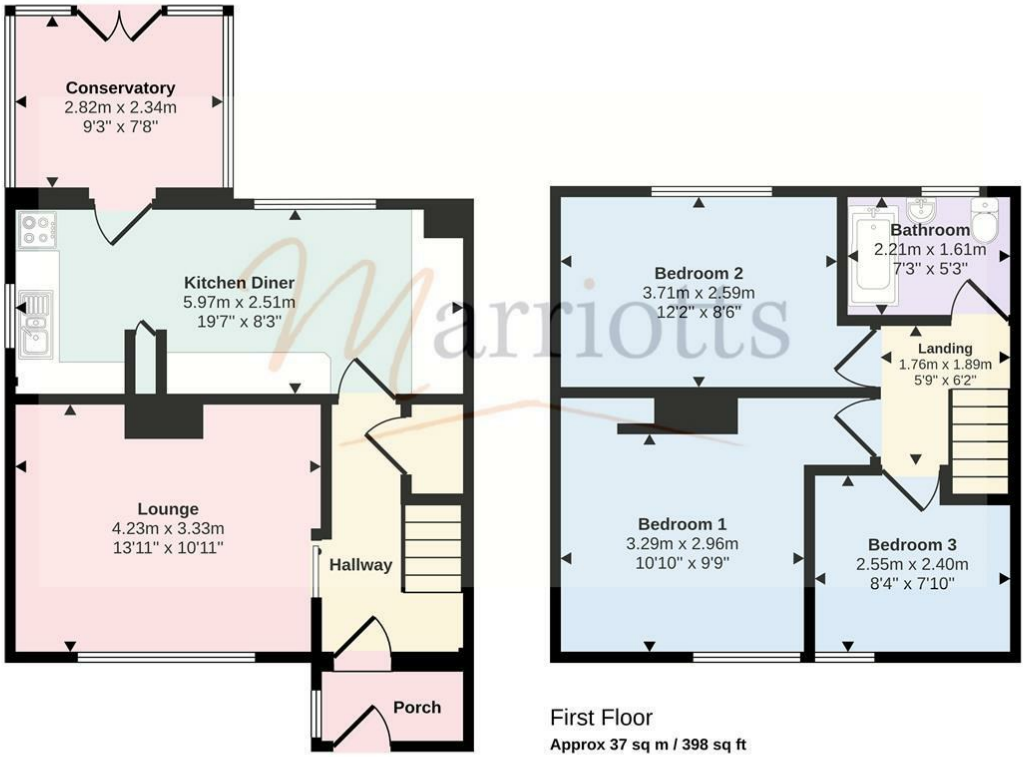



PROPERTY CONSTRUCTION: Cavity Brick (originally Cornish Type)
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/a
ANY KNOWN EXTERNAL FACTORS: n/a
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Eon
MAINS ELECTRICITY PROVIDER: Eon
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





Approx Gross Internal Area
83 sq m / 894 sq ft

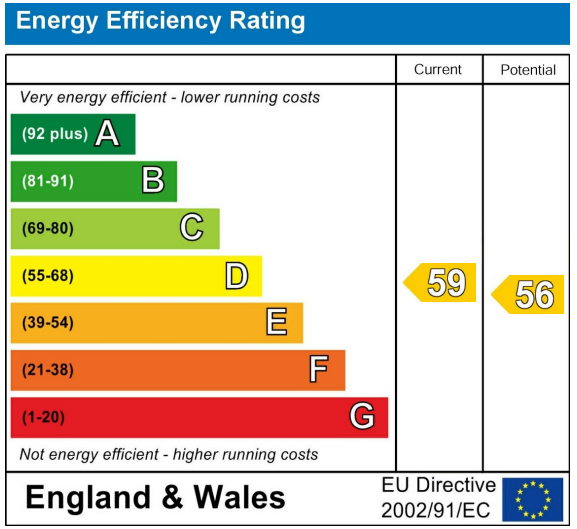



First Floor
Approx 37 sq m / 398 sq ft

Ground Floor
Approx 46 sq m / 496 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.




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

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