



5 Cator Close, Gedling, NG4 4HS

£220,000

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 Marriotts



5 Cator Close Gedling, NG4 4HS

- Three bedrooms (two doubles & one single)
- Full length lounge diner
- Great sized plot
- Cull-de-sac location
- Kitchen with walk-in pantry
- NO UPWARD CHAIN

A three-bedroomed semi-detached house in a popular cul-de-sac location and for sale with NO UPWARD CHAIN! The property also has a good-sized plot with potential vehicle access at the rear and on-street residents parking in the cul-de-sac. Accommodation consists of an entrance hall with a dog-leg staircase, a full-length lounge diner, a kitchen with an integrated oven and hob and a walk-in pantry. Upstairs there are three bedrooms (two doubles and one single), bathroom and separate toilet and outside there are lawned gardens to the front, side and two areas to the rear, with a side integral store and rear door into a 1.9m x 1.85m store room/potential utility room. The property also has cavity wall insulation, UPVC double glazing and gas central heating.



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Entrance Hall

UPVC double glazed front door and window, dog-leg staircase to the first floor, radiator and doors to both the lounge diner and kitchen.

Lounge Diner

With a stone fireplace and Cornish slate hearth, coal effect electric fire and side plinths. Serving hatch from the kitchen, two radiators, UPVC double glazed front window and sliding patio door to the rear.

Kitchen

A range of wall and base units with doors in a medium Oak finish and marble effect worktops with a single bowl stainless steel sink unit and drainer and tiled splashbacks. Stoves gas oven and four ring gas hob with filter hood, free-standing Bosch washing machine, walk-in pantry cupboard with shelving and UPVC double glazed window. Side door and UPVC double glazed side window lead to the outside.

First Floor Landing

UPVC double glazed window to the front, airing cupboard and doors to all bedrooms, bathroom and separate toilet, which has a UPVC double glazed window to the side.

Bedroom 1

Large fitted seven-door wardrobes with drawers and fitted dressing table, UPVC double glazed front window, radiator and wall light points above the bed area.

Bedroom 2

UPVC double glazed rear window and radiator.

Bedroom 3

UPVC double glazed rear window and radiator.

Bathroom

Consisting of bath with full height tiling and electric shower, pedestal washbasin, radiator and UPVC double glazed side window.

Outside

The cul-de-sac provides on-street parking for residents. A brick retaining wall and steps lead up to the lawned front garden with bedding areas and LED flood light. Side gated access with lawned area and LED flood light and integral side store/cupboard. To the rear, there is an integral store room measuring 1.9m x 1.85m with window which could make a potential utility room. Full width paved patio/seating area, LED floodlight, steps leading up to the large split lawn, with rockery beds and borders enclosed with a mixture of fence and hedging.

Tenure - Freehold

Council Tax

Gedling Borough Council - Band B

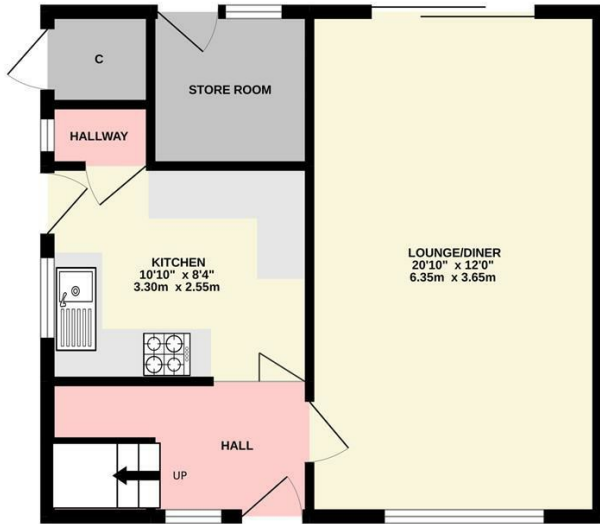




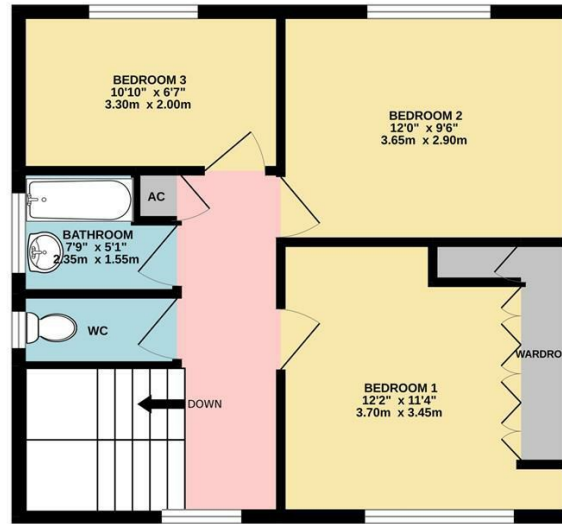




GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(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.

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