

# HoldenCopley

PREPARE TO BE MOVED

Lascelles Avenue, Gedling, Nottinghamshire NG4 4GB

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£140,000



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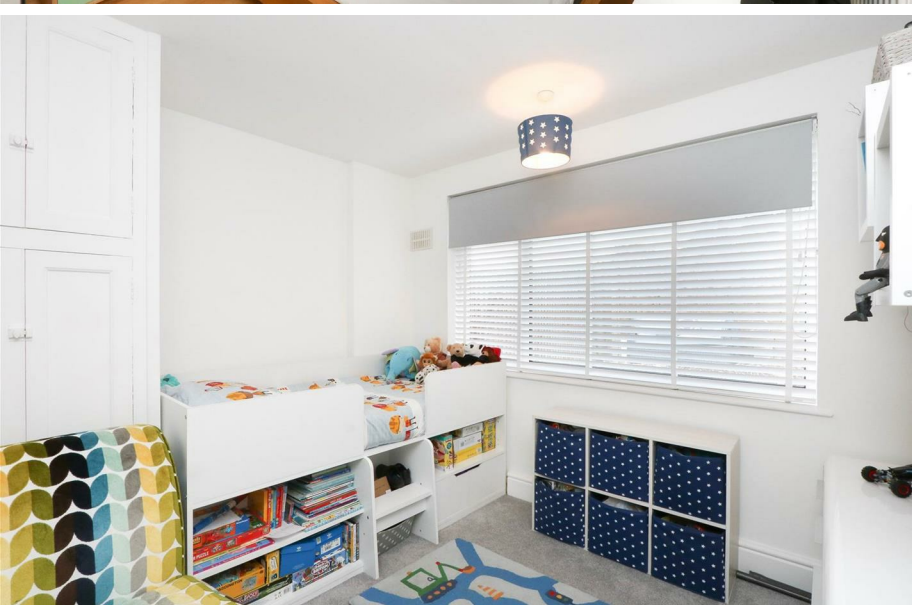
## SIMPLY STUNNING

This exceptionally well presented bungalow will make the perfect place to downsize into or a fab first time buyer home. The current owner has transformed the property to a high standard - it is just ready to move straight into and call home! Internally there is a porch which leads onto the entrance hallway, a good sized lounge, modern kitchen which leads on to a conservatory along with two double bedrooms and a modern bathroom suite. Outside there is ample parking and to the rear there is a private enclosed garden.

## MUST BE VIEWED







- Bungalow
- Semi Detached
- Two Double Bedrooms
- Modern Kitchen
- Conservatory
- Modern Bathroom Suite
- Exceptionally Well Presented
- Ample Parking
- Popular Location
- Must Be Viewed











ACCOMMODATION:

Entrance Hall

The hall has loft access, laminated flooring, a radiator and provides access to the accommodation

Living Room

12'1" x 10'5" (3.70 x 3.20)

The living room has a double glazed window, TV point and a radiator

Kitchen

9'6" x 6'6" (2.90 x 2.00)

The kitchen has a range of base and wall units, a stainless steel sink, an integrated oven, gas hob, extractor fan, space and plumbing for a washing machine, an integrated fridge freezer, a radiator and two double glazed windows

Conservatory

8'2" x 8'2" (2.50 x 2.50)

The conservatory has double glazed windows, laminated flooring and a door leading to the garden

Master Bedroom

11'5" x 9'6" (3.50 x 2.90)

The main bedroom has two double glazed windows, a radiator and laminated flooring

Bedroom Two

10'5" x 9'2" (3.20 x 2.80)

This bedroom has a double glazed window, radiator and a storage cupboard

Bathroom

6'2" x 6'2" (1.90 x 1.90)

The bathroom has a bath with shower over, low level flush WC, hand basin, chrome heated towel rail, tiled walls and a double glazed window

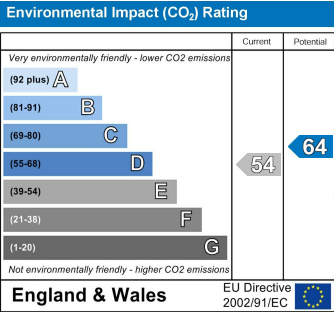
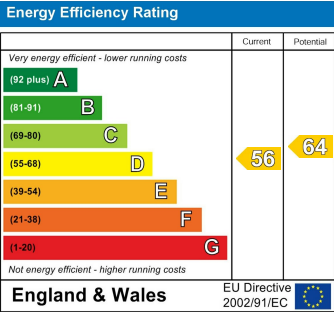
Outside:

Front

To the front of the property there is a driveway providing ample off-street parking

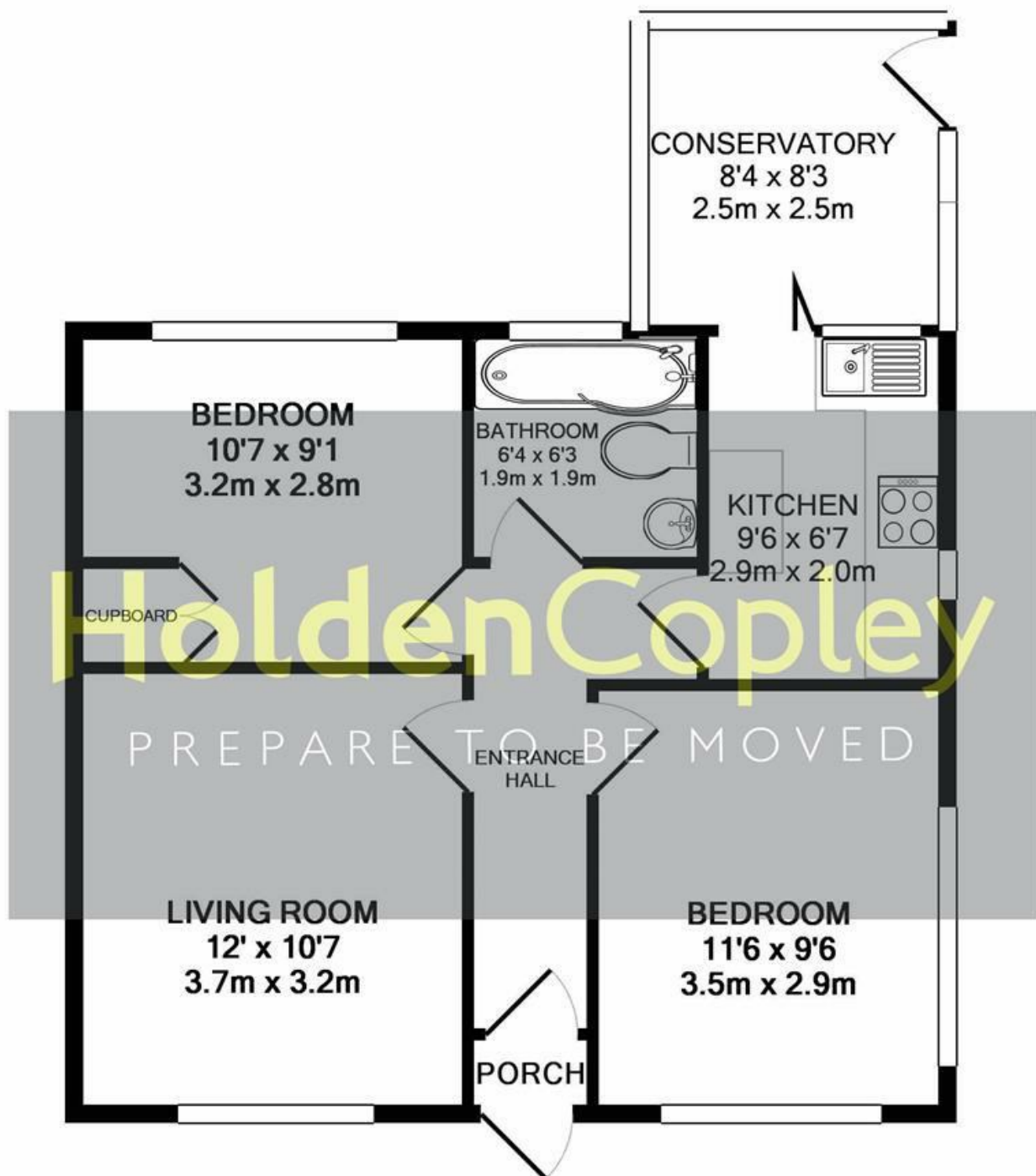
Rear

To the rear of the property there is an enclosed garden with a raised planting area and a garden shed





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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