



Priory Road, Gedling, Nottinghamshire NG4 3JZ

£110,000

LOOKING FOR A PROJECT?

This two bedroom terraced house would make a perfect purchase for any first time buyer or investor. The property is located in a popular residential area close to various local amenities, schools and transport links into the city centre.

To the ground floor there are two reception rooms, a galley style kitchen and a utility area.

On the first floor there are two good sized bedrooms serviced by a large bathroom suite.

Outside to the front of the property there is on street parking and a private enclosed garden to the rear.

This type of property would be ideal for anyone looking to renovate and put their own stamp on it so an early viewing would be advised!

MUST BE VIEWED TO SEE IT'S FULL POTENTIAL



GROUND FLOOR

Living Room

12'2" x 11'6" (3.71 x 3.52)

The living room has a window, a fireplace with a feature brick surround, part wood panelled feature wall, exposed wood flooring and a radiator

Dining Room

12'7" x 12'0" (3.85 x 3.67)

The dining room has a window, a fireplace with a feature brick surround, an aerial point and a radiator

Kitchen

11'8" x 6'9" (3.57 x 2.08)

The kitchen has a range of base and wall units, a stainless steel sink with drainer, space for a cooker, space for a fridge, space for a freezer, a window, exposed flooring and access to the rear

Utility

5'1" x 4'6" (1.55 x 1.38)

The utility area has a window, space and plumbing for a washing machine and space for a dryer

FIRST FLOOR

Landing

The landing has exposed wood flooring, a loft hatch, tiled ceiling and access to the first floor accommodation

Master Bedroom

12'2" x 11'4" (3.73 x 3.47)

The main bedroom has a window and a radiator

Bedroom Two

12'2" x 8'11" (3.71 x 2.74)

The second bedroom has a window and a radiator

Bathroom

11'6" x 6'8" (3.53 x 2.05)

The bathroom has a low level flush WC, a hand wash basin, a bath, part tiled walls, exposed wood flooring, a radiator and a window

OUTSIDE

Front

To the front of the property is on street parking

Rear

To the rear of the property is an enclosed garden

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		39	77			6	66
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	