

# HoldenCopley

PREPARE TO BE MOVED

County Road, Gedling, Nottinghamshire NG4 4JN

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Guide Price £170,000 - £190,000



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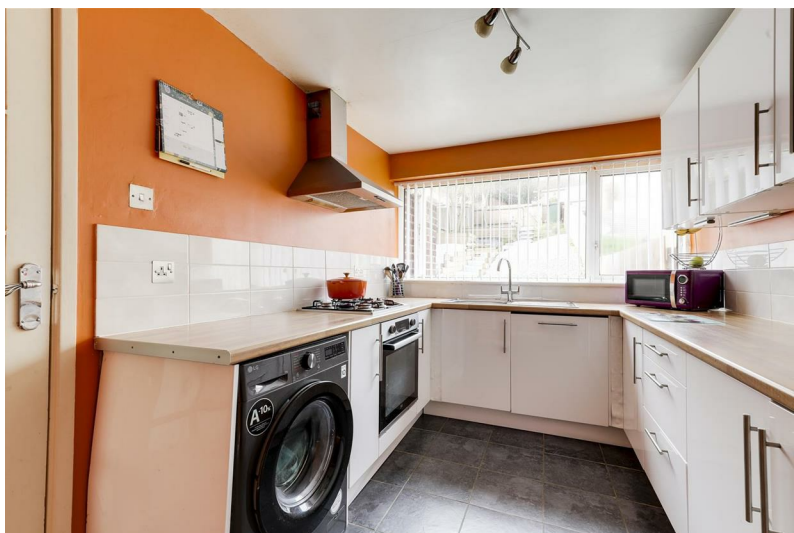


GUIDE PRICE: £170,000 - £190,000

PERFECT FOR A RANGE OF BUYERS...

This three-bedroom end-terraced house is beautifully presented throughout and would make a fantastic purchase for a variety of buyers, whether you're a first-time buyer, a growing family, or an investor. The property is tucked away at the bottom of a quiet cul-de-sac in a sought-after location, within easy reach of Gedling Country Park, excellent schools, and convenient transport links. The ground floor comprises an entrance hall, a modern fitted kitchen, a spacious living room, and a bright conservatory, creating versatile living space. Upstairs, there are three well-proportioned bedrooms serviced by a three-piece bathroom suite, along with access to a partially boarded loft for additional storage. Outside, the property boasts generous gardens to both the front and rear, with the rear garden benefiting from a shed, and gated access to unallocated off-road parking.

MUST BE VIEWED







- End-Terraced House
- Three Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Large Conservatory
- Three-Piece Bathroom Suite
- Generous-Sized Gardens
- Unallocated Off-Road Parking
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

17'4" x 5'9" (5.30 x 1.77)

The entrance hall has laminate flooring, a radiator, carpeted stairs, an in-built under stair cupboard, coving to the ceiling, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Kitchen

12'7" x 7'10" (3.84 x 2.41)

The kitchen has a range of fitted base and wall units with laminate worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, a heated towel rail, tiled flooring, tiled splashback, and a UPVC double-glazed window to the front elevation.

Living Room

14'8" x 11'8" (4.48 x 3.57)

The living room has a UPVC double-glazed window to the rear elevation, laminate flooring, coving to the ceiling, a TV point, a feature fireplace with a decorative surround, and a single UPVC door leading into the conservatory.

Conservatory

14'11" x 10'6" (4.55 x 3.22)

The conservatory has tiled flooring, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and a sliding patio door opening out to the rear garden.

FIRST FLOOR

Landing

6'5" x 5'8" (1.97 x 1.73)

The landing has a carpeted flooring, coving to the ceiling, and provides access to the first floor accommodation.

Master Bedroom

12'5" x 7'10" (3.79 x 2.41)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

12'0" x 7'11" (3.66 x 2.42)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a fitted mirrored sliding door wardrobe.

Bedroom Three

9'0" x 6'5" (2.75 x 1.98)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bathroom

9'5" x 6'4" (2.89 x 1.95)

The bathroom has a low level dual flush WC, a pedestal wash basin, a wall-mounted mirrored cabinet, a panelled bath with a wall-mounted electric shower fixture, a shower screen, tiled flooring, partially tiled walls, access to the partially boarded loft with lighting via a drop-down ladder, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a landscaped, multi-level garden featuring a patio area, a raised deck, decorative gravel, and a variety of mature trees, plants, and shrubs, including palm trees. The space is finished with external lighting, gated access to the street and on-street parking, and enclosed with panelled fencing for privacy.

Rear

To the rear of the property is a private enclosed garden with a decking area, a lawn, a shed, fence panelled boundaries., gated access to a free-for-all off-road parking.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Other Material Issues – No

Any Legal Restrictions – Restrictive Covenants - Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

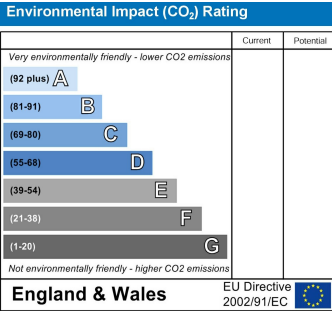
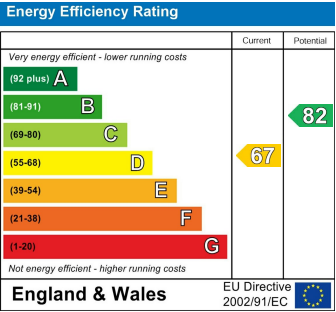
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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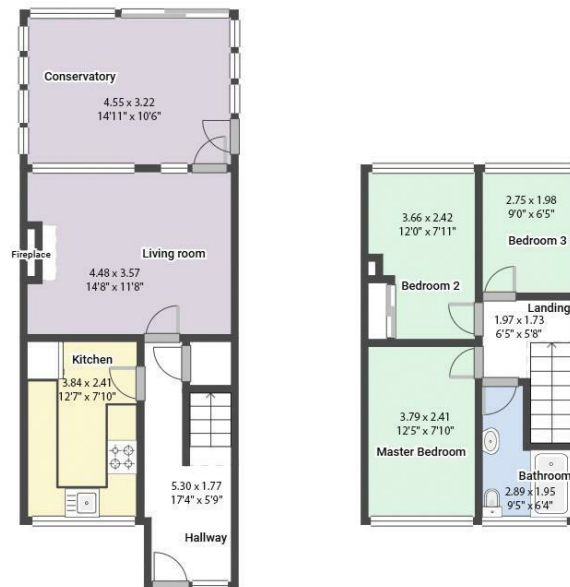
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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