

HoldenCopley

PREPARE TO BE MOVED

Babbington Crescent, Gedling, Nottinghamshire NG4 4ER

Guide Price £220,000 - £230,000

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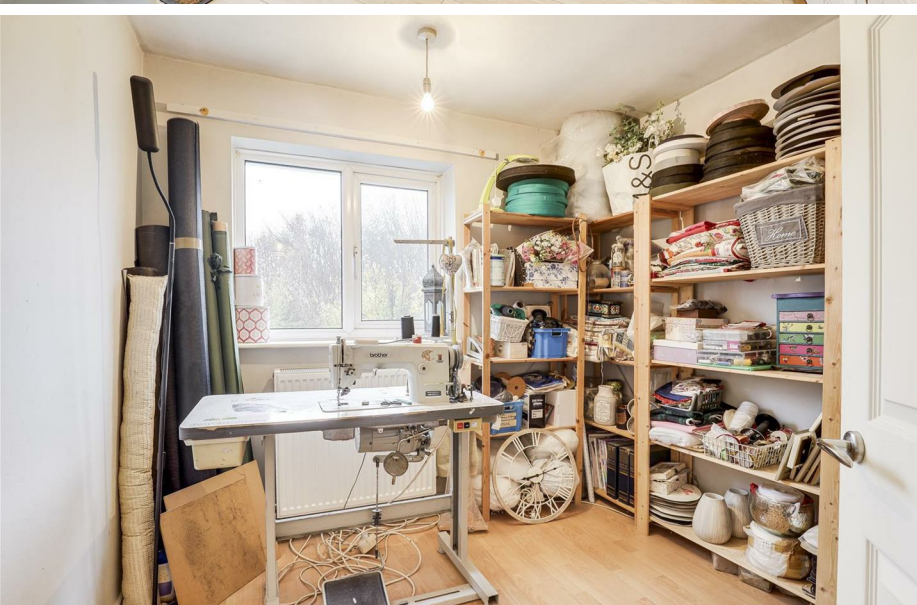
GUIDE PRICE £220,000 - £230,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached house is the perfect choice for anyone looking to move straight in. Situated in a popular location close to a range of local shops, great schools, transport links and Gedling Country Park. To the ground floor, the property features a modern fitted kitchen open plan to the living room. There are also two spacious conservatories providing versatile living space, along with a convenient W/C. The first floor hosts three well-proportioned bedrooms and a contemporary four-piece bathroom suite complete with a freestanding bathtub. The loft is boarded, providing additional storage space. The property benefits from an energy-efficient air source heat pump, offering an eco-friendly heating solution and helping to reduce energy bills. Outside, the front of the property offers a double driveway and a shed, with a single wooden gate leading to a patio area and greenhouse. To the rear, you'll find a private, well-maintained garden featuring a wooden decked seating area, a lawn, established planting and a further shed.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Open Plan Modern Fitted Kitchen & Living Room
- Two Spacious Conservatory's
- Ground Floor W/C
- Contemporary Four Piece Bathroom
- Off-Road Parking
- Private Enclosed Rear Garden
- Air Source Heat Pump
- Popular Location





GROUND FLOOR

Open Plan Living/Kitchen Area

21'5" max x 19'9" (6.55m max x 6.03m)

This space has a range of fitted shaker style base units with worktops and a breakfast bar, an integrated oven, dishwasher and fridge-freezer, an induction hob with an extractor hood, wood-effect flooring, a tiled surround and hearth, a radiator, a vertical radiator, a built-in cupboard, UPVC double-glazed windows to the front and side elevations and a single composite door providing access into the accommodation.

Conservatory

10'0" x 9'9" (3.05m x 2.99m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, wood-effect flooring, a radiator and a polycarbonate roof.

Conservatory

10'0" x 8'7" (3.05m x 2.62m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, wood-effect flooring, a polycarbonate roof and UPVC double French doors providing access out to the garden.

W/C

4'6" x 2'11" (1.38m x 0.90m)

This space has a low level flush W/C, patterned tiled flooring, a recessed spotlight and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

6'6" x 2'7" (1.99m x 0.79m)

The landing has carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

13'5" x 8'8" (4.11m x 2.66m)

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

Bedroom Two

12'7" max x 8'11" (3.85m max x 2.74m)

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

Bedroom Three

8'7" x 7'11" (2.64m x 2.42m)

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

Bathroom

11'6" x 4'5" (3.51m x 1.36m)

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a freestanding bathtub with a freestanding mixer tap and hand-held shower, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, wood-effect flooring, waterproof wall panels, a radiator and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is double driveway, a shed and a single wooden gate providing access to a patio area, greenhouse and various plants.

Rear

To the rear is a private garden with a wooden decked seating area, a lawn, various plants, mature shrubs and trees, a shed and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Air Source Heat Pump

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 5G & 4G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction - Yes, Wimpey no fines

Any Legal Restrictions – No

Other Material Issues – No

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.

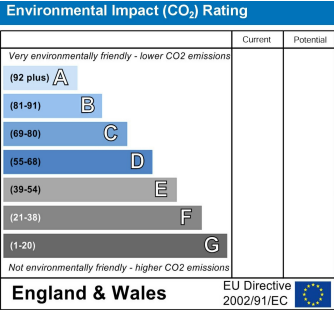
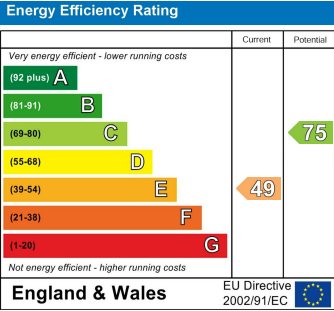
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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