

# HoldenCopley

PREPARE TO BE MOVED

Featherstone Close, Gedling, Nottinghamshire, NG4 4JA

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Guide Price £210,000 - £220,000

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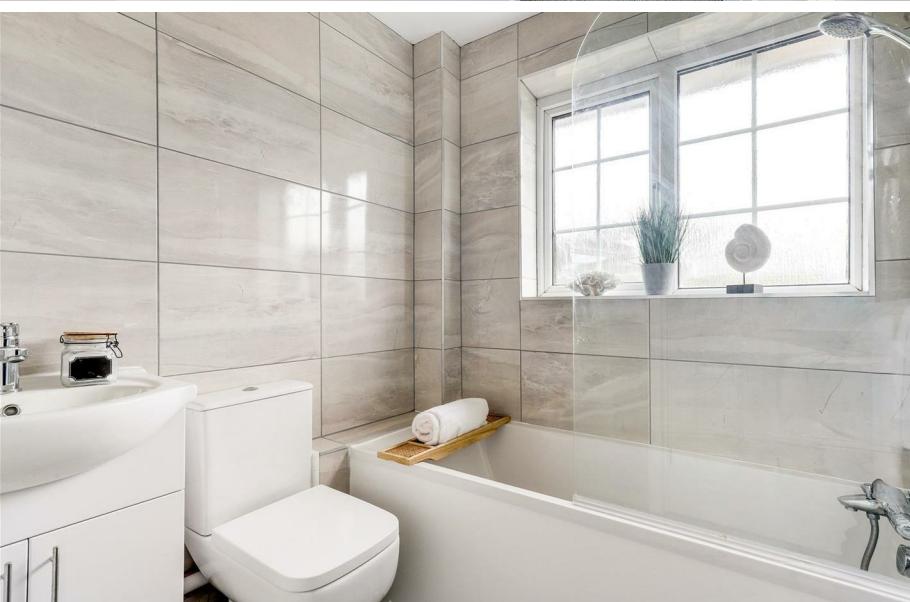
GUIDE PRICE £210,000 - £220,000

## LOCATION, LOCATION, LOCATION

This well presented three bedroom townhouse would make an ideal home for a professional couple or small family. Finished to a good standard throughout, the property offers comfortable and practical living space in a popular residential location. Situated in the heart of Gedling, the property enjoys a sought after position close to a range of local amenities, reputable schools and excellent transport links, making it well suited for day to day living and commuting. The ground floor features a generously sized lounge providing a welcoming space to relax, along with a modern kitchen diner offering ample room for cooking and dining. To the first floor are three well-proportioned bedrooms, all serviced by a contemporary bathroom suite. Outside, the property benefits from a well maintained rear garden, ideal for outdoor use and entertaining. Further advantages include a detached garage, providing additional storage or parking.

MUST BE VIEWED





- Mid Terraced Townhouse
- Three Bedrooms
- New Modern Fitted Kitchen/Diner
- Good Sized Lounge
- Three-Piece Bathroom Suite
- Private Enclosed Garden
- Garage In A Block
- Popular Location
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

7'0" x 5'0" (2.15 x 1.53)

The entrance hall has carpeted flooring, a fitted base unit, and a UPVC door providing access into the accommodation.

### Living Room

15'5" x 11'8" (4.72 x 3.57)

The living room has a UPVC double glazed bow window to the front elevation, a recessed chimney breast alcove, a radiator, and carpeted flooring.

### Kitchen/Diner

15'0" x 8'11" (4.58 x 2.74)

The kitchen/diner has a range of base and wall units with fitted worktops and breakfast bar, a stainless steel sink with mixer taps and drainer, integrated cooker with gas hobs, stainless steel splash back, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a radiator, two UPVC double glazed windows and a single UPVC double glazed door providing access to the rear garden

## FIRST FLOOR

### Landing

8'5" x 6'0" (2.57 x 1.83)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation

### Master Bedroom

12'11" x 8'9" (3.96 x 2.69)

The main bedroom has a UPVC double glazed window, a radiator and carpeted flooring.

### Bedroom Two

11'9" x 8'9" (3.60 x 2.68)

The second bedroom has a UPVC double glazed window, a radiator and carpeted flooring

### Bedroom Three

6'3" x 5'10" (1.93 x 1.78)

The third bedroom has a UPVC double glazed window, a radiator and carpeted flooring

### Bathroom

6'3" x 5'10" (1.91m x 1.78m)

The bathroom has a low level flush W.C, a pedestal hand wash basin, a vanity unit, a panelled bath with an overhead shower and glass panel shower screen, part tiled walls and a UPVC double glazed window

## OUTSIDE

### Front

To the front of the property is mainly laid to lawn.

### Rear

To the rear of the property is a private enclosed garden with a patio area leading up to a lawn and gated access.

### Garage

The garage located in a block with ample storage, and an up-and-over door.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Under The Estate Agency Act, we wish to notify all prospective buyers that this property is being sold by a member of HoldenCopley.

Council Tax Band Rating - Gedling Borough Council - Band B

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

Agents Disclaimer: HoldenCopley, their clients and employees I: 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.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	GO
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	GO



**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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