

HoldenCopley

PREPARE TO BE MOVED

Wollaton Avenue, Gedling, Nottinghamshire NG4 4HY

Guide Price £180,000

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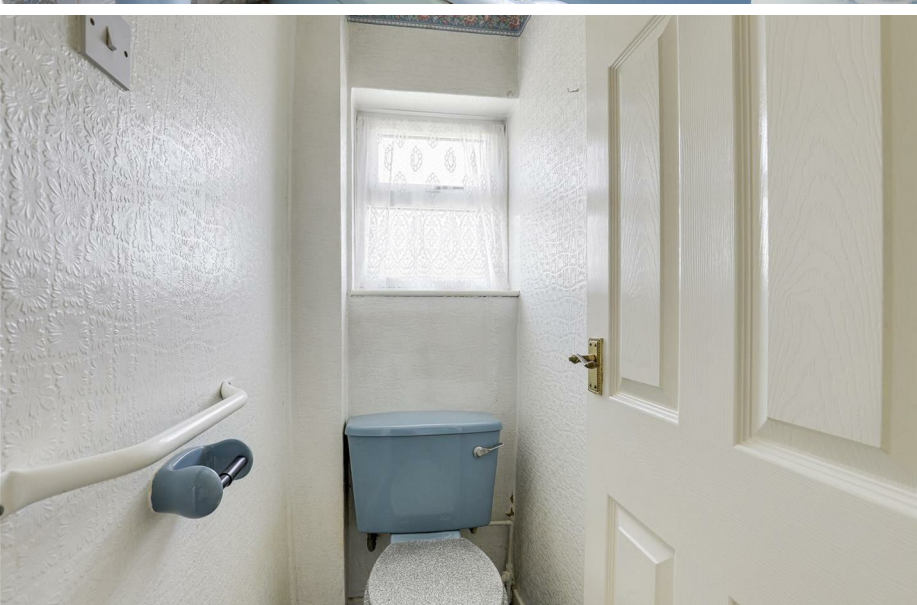
GUIDE PRICE... £180,000 - £200,000.

NO UPWARD CHAIN...

This three-bedroom semi-detached home offers spacious accommodation and excellent potential throughout, making it a great opportunity for any buyer looking to put their own stamp on a property. Situated in a sought-after area of Gedling, the property is ideally located within close proximity to a range of local amenities, transport links, reputable schools and scenic walking spots including Gedling Country Park. To the ground floor, you are welcomed via an entrance hall that leads through to a fitted kitchen and a generously sized living room with space for both dining and relaxing. Upstairs, the first floor hosts three well-proportioned bedrooms with the master bedroom benefiting from built-in storage. The bedrooms are serviced by a three-piece bathroom suite and a separate WC. Outside, the property sits on a tiered plot with gardens to both the front and rear, with the rear garden enjoying a generous size and offering plenty of space for outdoor enjoyment. This is a fantastic opportunity for a range of buyers and is offered to the market with no upward chain.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Bathroom With Separate WC
- Storage Space
- Generous-Sized Gardens
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'6" x 5'10" (3.53m x 1.78m)

The entrance hall has carpeted flooring, a radiator, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Kitchen

12'2" x 9'6" (3.73m x 2.92m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for a cooker with an extractor fan, space for a fridge freezer, a radiator, tiled flooring, fully tiled walls, tiled ceiling, a UPVC double-glazed window to the front elevation, and a single UPVC door providing side access.

Living Room

18'6" x 11'2" (5.66m x 3.42m)

The living room has two UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator, ceiling tiles, coving to the ceiling, a TV point, and a feature fireplace with a decorative surround.

FIRST FLOOR

Landing

9'5" max x 5'5" (2.88m max x 1.66m)

The landing has carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12'5" max x 10'5" (3.79m max x 3.20m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, ceiling tiles, a radiator, and a range of fitted furniture including wardrobes, display shelves, and over-the-bed storage cupboards.

Bedroom Two

10'7" x 9'8" (3.23m x 2.96m)

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

Bedroom Three

8'7" x 8'2" (2.62m x 2.50m)

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

Bathroom

5'6" x 4'7" (1.69m x 1.40m)

The bathroom has pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, fully tiled walls, a radiator, an in-built cupboard, grab handles, and a UPVC double-glazed obscure window to the front elevation.

WC

4'9" x 2'8" (1.46m x 0.82m)

This space has low level flush WC, vinyl flooring, a grab handle, ceiling tiles, and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a walled garden with an outhouse, a range of plants and shrubs, and access to the rear garden.

Rear

To the rear of the property is an enclosed, multi-level garden with a patio area, handrails, a lawn, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach
- 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
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

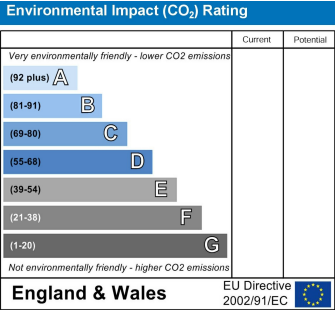
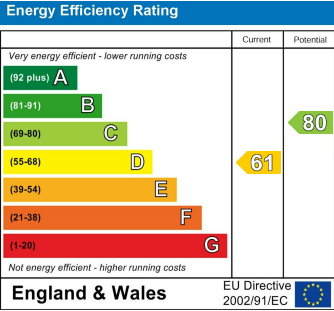
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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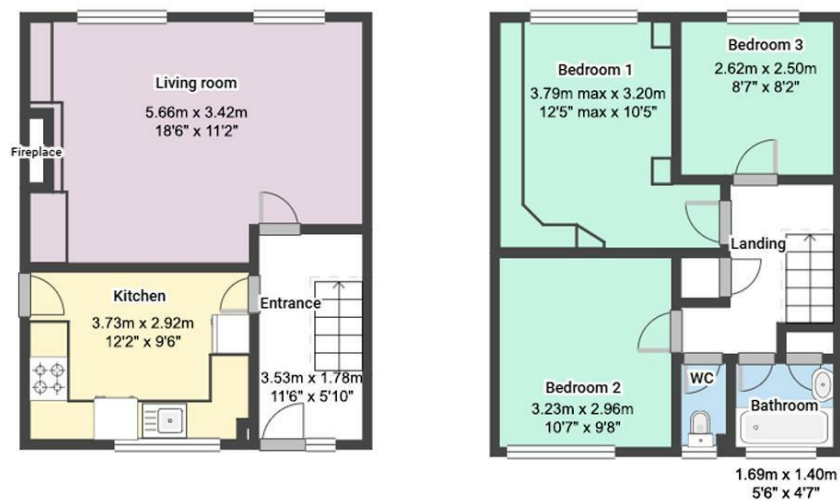
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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