

HoldenCopley

PREPARE TO BE MOVED

Wollaton Avenue, Gedling, Nottinghamshire NG4 4HY

Guide Price £180,000

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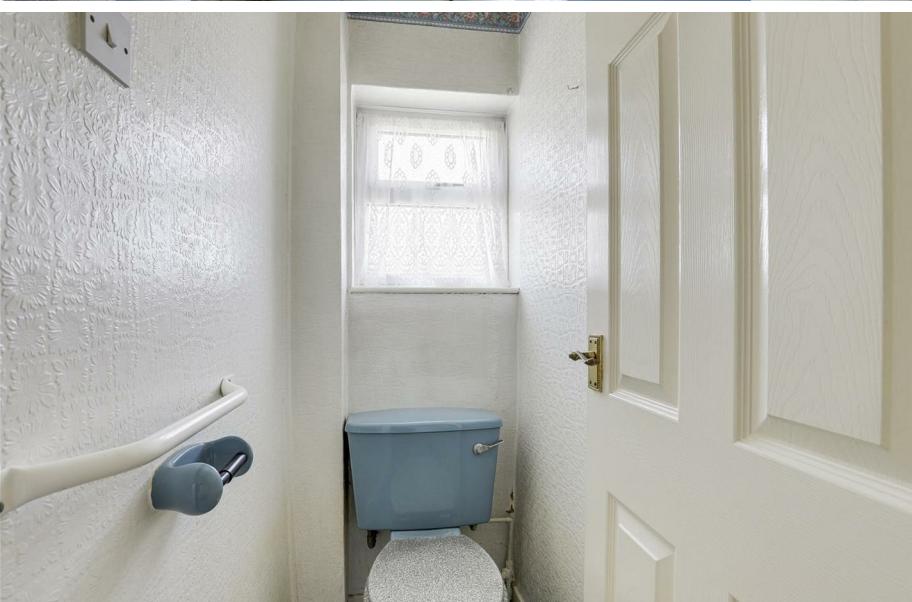
GUIDE PRICE... £180,000 - £200,000.

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:

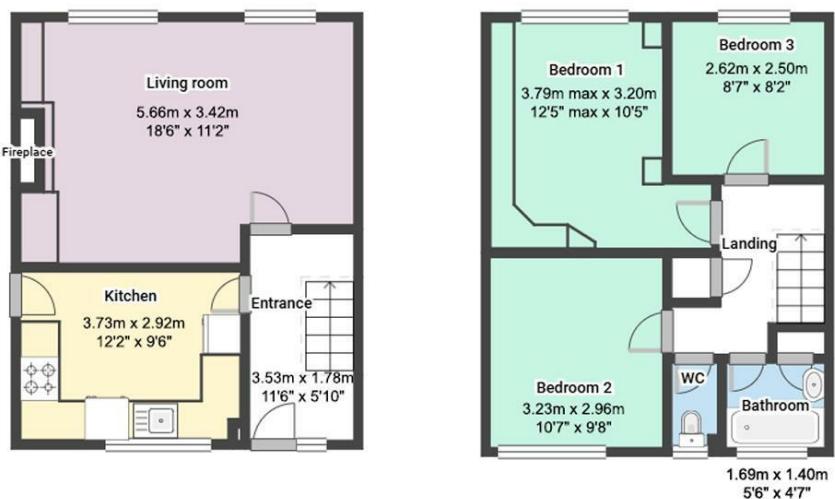
Property Tenure is Freehold

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 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.

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 ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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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