

HoldenCopley

PREPARE TO BE MOVED

Main Road, Gedling, Nottinghamshire NG4 3HD

Guide Price £375,000

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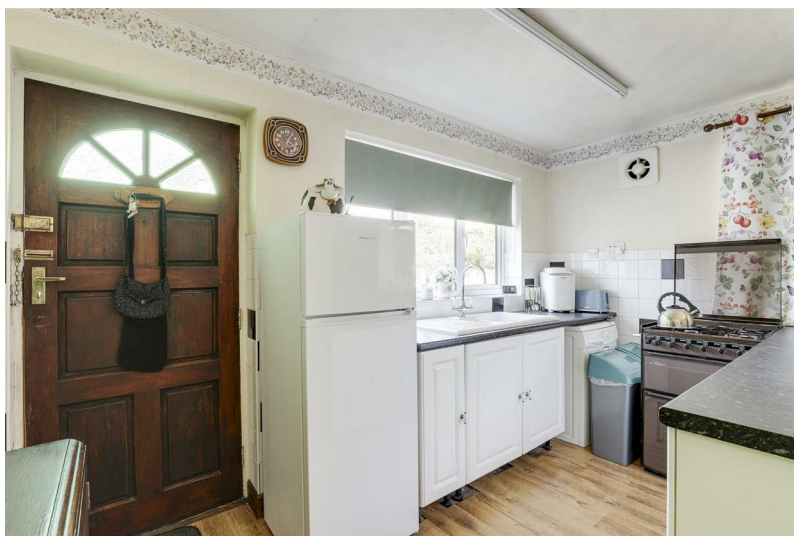


GUIDE PRICE £375,000 - £400,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this Victorian three-bedroom detached property is a purchase perfect for a range of buyers! Situated in a highly sought-after area, the home offers excellent transport links into Nottingham City Centre and surrounding areas, alongside being within close proximity to a range of shops, schools, and a variety of local amenities. Built in 1864, and completely refitted in the 1970's, this home benefits from plenty of characteristic period features. Internally, the ground floor of the property is the heart of the home, offering a spacious fitted kitchen with space for a dining table, a cosy living room, two bedrooms with beams to the ceiling, and a three piece bathroom suite. Upstairs, the first floor is home to the remaining private double bedroom. Externally, the front of the property offers gated access, a driveway providing off-street parking for up to three cars, a shed, and a garage with a workshop. The wrap around rear garden offers ample greenery and a lawn, providing a private space to enjoy the warmer months.

MUST BE VIEWED





- Detached Victorian Home
- Three Bedrooms
- Spacious Fitted Kitchen
- Cosy Living Room
- Three Piece Bathroom Suite
- Private Enclosed Garden
- Gated Off-Street Parking
- Garage With Workshop
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Kitchen

17'2" x 12'3" (5.25 x 3.75)

The kitchen has a range of fitted base units with worktops, a ceramic sink and a half with a swan neck mixer tap and a drainer, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, partially tiled walls, a radiator, an extractor fan, and a single door providing access into the accommodation.

Living Room

14'7" x 12'5" (4.46 x 3.80)

The living room has wood-effect flooring, a radiator, UPVC double-glazed windows to the rear elevation, and a single UPVC door leading out to the rear garden.

Master Bedroom

12'8" x 12'5" (3.87 x 3.80)

The main bedroom has carpeted flooring, a radiator, painted beams to the ceiling, and a UPVC double-glazed window to the side elevation.

Bedroom Two

13'5" x 8'7" (4.10 x 2.64)

The two bedroom has tiled flooring, a radiator, painted beams to the ceiling, and a UPVC double-glazed window to the side elevation.

Hall

4'8" x 3'1" (1.44 x 0.95)

The hall has wood-effect flooring and built-in storage cupboards.

Bathroom

8'1" x 6'9" (2.48 x 2.06)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, tiled flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

12'0" x 2'6" (3.66 x 0.77)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

Bedroom Three

12'2" x 9'6" (3.71 x 2.91)

The third bedroom has carpeted flooring, a radiator, an in-built storage cupboard, access to the loft , and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is off-street parking with gated access, a shed, a garage with a W/C and wash basin, and ample greenery.

Rear

To the rear of the property is a private enclosed garden with a lawn and planted borders with ample greenery.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download

speed) 220 Mbps (Highest available upload speed)

Phone Signal – some 5G and most 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

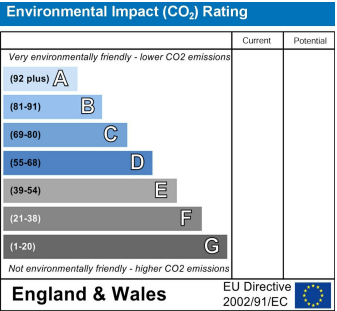
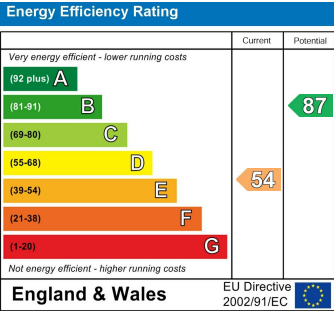
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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