

# HoldenCopley

PREPARE TO BE MOVED

Phoenix Avenue, Gedling, Nottinghamshire NG4 4DT

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Guide Price £100,000 - £150,000

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CASH BUYERS ONLY...

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Introducing this three-bedroom end-terraced house, offering an enticing opportunity for cash buyers seeking a property with no upward chain. Nestled in a popular location, this home boasts proximity to local amenities, including shops, eateries, schools, and excellent commuting links. Upon entering, you'll be greeted by a spacious reception room. The modern fitted kitchen/diner features ample storage space and a convenient breakfast bar, perfect for casual dining. Upstairs, two double bedrooms and a single bedroom await. Completing the upper level is a three-piece bathroom suite. Outside, the property features a driveway providing off-road parking, enhancing convenience for homeowners. The front garden boasts an array of plants and shrubs. Additionally, a patio area offers a perfect spot for outdoor seating. To the rear, a further patio area and a variety of plants and shrubs.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen/Diner
- Three-Piece Bathroom Suite
- Driveway
- Cash Buyers Only
- No Upward Chain
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

4'4" x 2'11" (1.33m x 0.89m )

The entrance hall has carpeted flooring, a radiator and a single door providing access into the accommodation.

### Living Room

20'0" x 11'6" (max) (6.11m x 3.51m (max))

The living room has carpeted flooring, two radiators, coving to the ceiling, a feature fireplace with a decorative surround and two UPVC double-glazed windows to the front and rear elevations.

### Kitchen/Diner

19'9" x 11'0" (max) (6.02m x 3.36m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer with mixer taps, an integrated gas hob, an integrated oven, an extractor fan, space and plumbing for a washing machine, a breakfast bar, a radiator, an in-built storage cupboard, partially tiled walls, tiled flooring, two UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access to the side of the property.

## FIRST FLOOR

### Landing

10'8" x 10'4" (max) (3.26m x 3.17m (max))

The landing has carpeted flooring, an in-built storage cupboard that houses the boiler, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

11'9" x 11'2" (max) (3.59m x 3.41m (max))

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

### Bedroom Two

13'5" x 8'6" (max) (4.11m x 2.60m (max))

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

### Bedroom Three

11'1" x 6'4" (3.40m x 1.94m )

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

### Bathroom

7'8" x 5'6" (2.36m x 1.68m )

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a bath with a shower fixture, a heated towel rail, recessed spotlights, a waterproof splashback, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a gravel driveway providing off-road parking, a range of plants and shrubs a patio area and fence panelling.

### Rear

To the rear of the property is a range of plants and shrubs, a patio area and fence panelling.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast broadband - highest download speed 1000Mbps - Highest 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 – Yes - Pebbled dashed rendered property built from cast in-situ concrete.

Any Legal Restrictions – No

Other Material Issues – Various material issues, please contact the office for more information.

## 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.

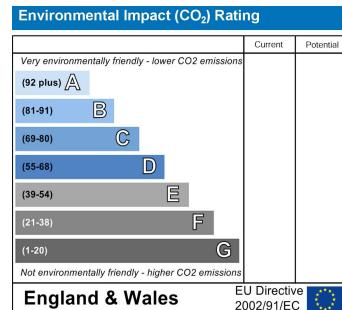
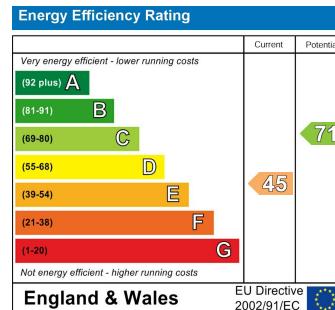
The vendor has advised the following:

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.

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.





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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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