

# HoldenCopley

PREPARE TO BE MOVED

Piggott Avenue, Gedling, Nottinghamshire NG4 4LJ

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Guide Price £260,000 - £290,000

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IDEAL FIRST HOME...

This well presented three-bedroom mid-terrace house offers deceptively spacious accommodation, ideal for first-time buyers looking to move straight in. The property is situated in a popular location, just a stone's throw away from a variety of local amenities, including the scenic Gedling Country Park, shops, excellent transport links, and reputable schools, making it perfect for families and professionals alike. The ground floor comprises an entrance hall, a convenient downstairs W/C, a modern fitted kitchen with ample storage space, and a spacious living room. Upstairs, the first floor offers a well-appointed three-piece bathroom suite, two generously sized bedrooms, and a further area that provides access to the master bedroom on the second floor. This versatile space is currently being used as a study, but could easily be adapted to suit individual needs. The second floor houses the master bedroom, complete with an en-suite bathroom for added privacy and convenience. Externally, the property benefits from a driveway providing off-road parking for two vehicles, along with the added bonus of a garage offering additional storage or parking options. To the rear, a private, south-facing garden with a well-maintained lawn offers an outdoor space to relax and entertain. This home offers a perfect balance of modern living in a fantastic location, making it an excellent opportunity for any buyer looking for a move-in-ready property.

MUST BE VIEWED





- Mid Terrace House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Driveway & Garage
- Private South Facing Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

### W/C

4'7" x 3'2" (1.42m x 0.99m)

This space has a low level flush W/C, a pedestal wash basin, wood-effect flooring, a radiator and a UPVC double-glazed obscure window to the front elevation.

### Kitchen

13'3" x 11'6" (4.04m x 3.51m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine and dishwasher, space for an American style fridge-freezer, wood-effect flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the front elevation.

### Living Room

14'8" x 11'8" (4.48m x 3.58m)

The living room has carpeted flooring, a radiator, a built-in cupboard and double French doors providing access out to the garden.

## FIRST FLOOR

### Landing

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

### Bedroom Two

14'8" x 8'8" (4.48m x 2.65m)

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

### Bedroom Three

9'4" x 8'0" (2.87m x 2.45m)

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

### Bathroom

8'0" x 6'7" (2.45m x 2.02m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, wood-effect flooring, a radiator, partially tiled walls and an extractor fan.

### Access To Master/Study

6'3" x 5'9" (1.93m x 1.77m)

This space has a UPVC double-glazed window to the front elevation, carpeted flooring and stairs and provides access to the main bedroom.

## SECOND FLOOR

### Master Bedroom

20'2" x 14'8" (6.17m x 4.48m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, access into the loft and access into the en-suite.

### En-Suite

7'8" x 5'4" (2.36m x 1.65m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, a radiator, partially tiled walls, a built-in cupboard, recessed spotlights, an extractor fan and a velux window.

## OUTSIDE

### Front

To the front there is a driveway for two vehicles and a garage.

### Rear

To the rear is a private south facing garden with a fence panelled boundary, a lawn and a single wooden gate.

## 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 - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 5G available

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

Service Charge in the year marketing commenced (EPA): £141.96

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		96	
(92 plus)	A	86	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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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