

HoldenCopley

PREPARE TO BE MOVED

Cantley Avenue, Gedling, Nottinghamshire NG4 3PD

Guide Price £325,000 - £350,000

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FULLY RENOVATED MODERN FAMILY HOME WITH NO UPWARD CHAIN...

This beautifully renovated three-bedroom semi-detached house offers a spacious and modern living environment, making it an ideal choice for families or first-time buyers. Situated in a popular location, the property is close to a range of local amenities including shops, schools, and excellent transport links. The ground floor begins with a welcoming entrance hall leading to a bright bay-fronted living room. At the heart of the home is a stunning open-plan kitchen diner, designed for modern family life and entertaining, complete with bi-fold doors that open out to the rear garden. There is also a convenient ground-floor W/C. Upstairs, the property offers two generous double bedrooms, a further single bedroom, and a stylish three-piece family bathroom suite. The home also benefits from a brand-new boiler, adding to its comfort and energy efficiency. Outside, the front of the property features a driveway providing ample off-road parking, while the rear enjoys an enclosed garden with a paved patio area and space for a potential lawn.

Offered to the market with no upward chain, this property is ready to move straight into and enjoy.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Reception Rooms
- Open-Plan Modern Kitchen Diner
- Ground Floor W/C
- Stylish Bathroom
- Driveway
- Fully Renovated Throughout
- Popular Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

13'2" x 5'11" (4.01m x 1.80m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, an under-stairs cupboard, two full-height UPVC double-glazed obscure windows to the front elevation and a single composite door providing access into the accommodation.

Living Room

14'11" x 11'4" (4.55m x 3.45m)

The living room has laminate wood-effect flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

Kitchen

14'8" x 7'4" (4.47m x 2.24m)

The kitchen features a range of fitted base and wall units with a central breakfast bar island, complementary worktops, a Belfast-style sink with a swan-neck mixer tap, an integrated oven, hob, extractor fan, and dishwasher, as well as recessed spotlights, an in-built cupboard, and laminate wood-effect flooring.

Dining Room

14'3" x 8'2" (4.34m x 2.49m)

The dining area features laminate wood-effect flooring, two vertical radiators, two UPVC double-glazed windows to the side elevations, two skylight windows, and bi-fold doors opening out to the rear garden.

FIRST FLOOR

Landing

7'6" x 5'7" (2.29m x 1.71m)

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

Master Bedroom

12'4" x 11'0" (3.76m x 3.35m)

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

Bedroom Two

11'4" x 10'8" (3.45m x 3.25m)

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

Bedroom Three

9'4" x 6'5" (2.84m x 1.96m)

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

Bathroom

7'8" x 5'10" (2.34m x 1.78m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower with a handheld shower head, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, tiled walls and two UPVC double-glazed windows to the rear and side elevations.

OUTSIDE

Front

To the front of the property is a gravelled driveway providing ample off-road parking, with gated access to the rear garden and fenced boundaries.

Rear

To the rear is an enclosed garden with a paved area, space for a potential lawn, courtesy lighting, a wooden shed, and fenced boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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.

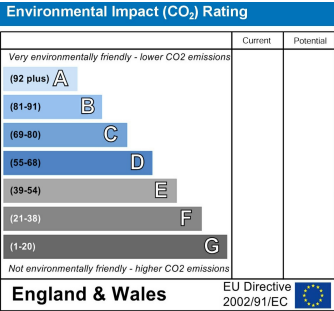
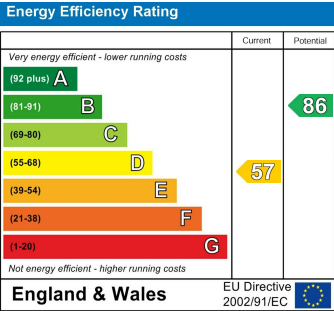
The vendor has advised the following:

Property Tenure is Freehold

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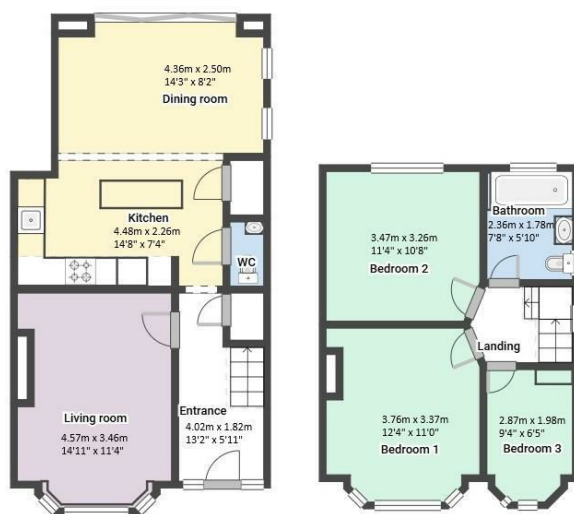
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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