

HoldenCopley

PREPARE TO BE MOVED

Babbington Crescent, Gedling, Nottinghamshire NG4 4ER

Asking Price £210,000

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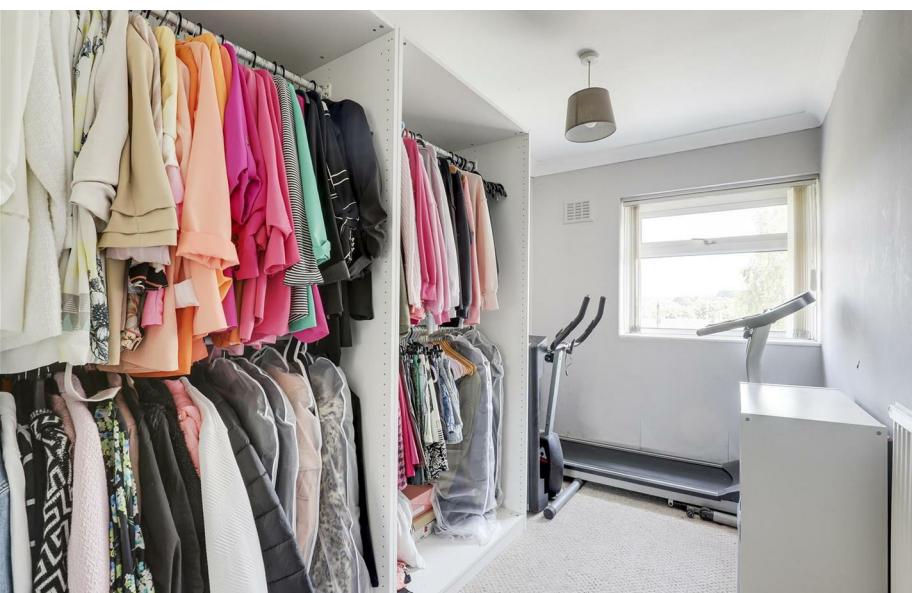


PREPARE TO BE IMPRESSED...

Located in the popular location of Gedling, this three bedroom semi-detached home is ideal for a wide range of buyers, whether you're a first-time buyer ready to get onto the property ladder, a growing family, or an investor seeking a well-placed opportunity to upgrade their portfolio! The property is situated in a convenient location within walking distance of various local amenities including shops, schools and excellent transport links, whilst also having excellent transport links into Nottingham City Centre. Internally, the ground floor of the home benefits from an entrance hall leading into the spacious lounge/dining room with sliding patio doors to the rear. The modern fitted kitchen provides plenty of cooking and storage space, and access to the front and rear of the home. Upstairs, the first floor of the home boasts a master bedroom with a fitted sliding mirrored door wardrobe, a second double bedroom with a fitted sliding door wardrobe, and a third bedroom, all serviced by a modern three piece bathroom suite. The home benefits from ample storage throughout. Externally, to the front of the home is a low-maintenance garden with a raised patio seating area and a pergola, an artificial lawn, and a shed. To the rear of the property is a gated driveway providing off-street parking and a decorative gravelled area.

MUST BE VIEWED





- Mid Terrace House
- Three Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Modern Three Piece Bathroom Suite
- Ample Storage Space
- South Facing Garden
- Gated Driveway
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'6" x 2'10" (1.39m x 0.88m)

The entrance hall has carpeted flooring and stairs, recessed spotlights, and a single UPVC door providing access into the accommodation.

Lounge/Dining Room

21'1" into bay x 11'5" (6.69m into bay x 3.48m)

The lounge/dining room has wood-effect flooring, a radiator, a built-in open storage area, coving to the ceiling, recessed spotlights, a UPVC double-glazed bay window to the front elevation, and sliding patio doors leading out to the rear garden.

Kitchen

19'6" max x 11'1" (5.96m max x 3.38m)

The kitchen has a range of fitted shaker-style base and wall units with rolled-edge worktops, a composite sink and a half with a movable mixer tap and drainer, an integrated double-oven and gas hob and a concealed extractor fan, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, partially tiled walls, a wall-mounted combi boiler, understairs storage, built-in storage cupboards, coving to the ceiling, recessed spotlights, a UPVC double-glazed window to the rear elevation, a single UPVC door leading out to the rear garden, and double French doors leading out to the front.

FIRST FLOOR

Landing

10'1" x 2'10" (3.33m x 0.88m)

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

Master Bedroom

14'8" max x 11'3" (4.48m max x 3.44m)

The main bedroom has carpeted flooring, a fitted mirrored sliding door wardrobe, a radiator, coving to the ceiling, recessed spotlights, an extractor fan, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'7" max x 8'4" (3.55m max x 2.56m)

The second bedroom has carpeted flooring, a radiator, a fitted sliding door wardrobe, coving to the ceiling, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

11'1" x 6'5" (3.40m x 1.96m)

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

Bathroom

7'5" x 5'5" (2.27m x 1.67m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled jacuzzi bath with a wall-mounted overhead and handheld shower fixture and a glass shower screen, wood-effect flooring, waterproof panelling to the walls, a radiator, a wall-mounted electric shaving point, coving to the ceiling, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a private enclosed garden with a raised decked seating area, a pergola, an artificial lawn, a gravelled seating area, a gravelled border, a shed, gated access, and fence panelled boundaries.

Rear

To the rear of the property is a gated driveway providing off-street parking for a car, gravelled areas, and fence panelled boundaries.

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 – All 4G and some 5G

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 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.

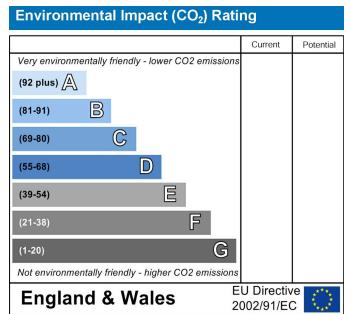
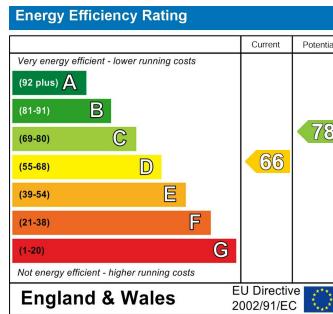
The vendor has advised the following:

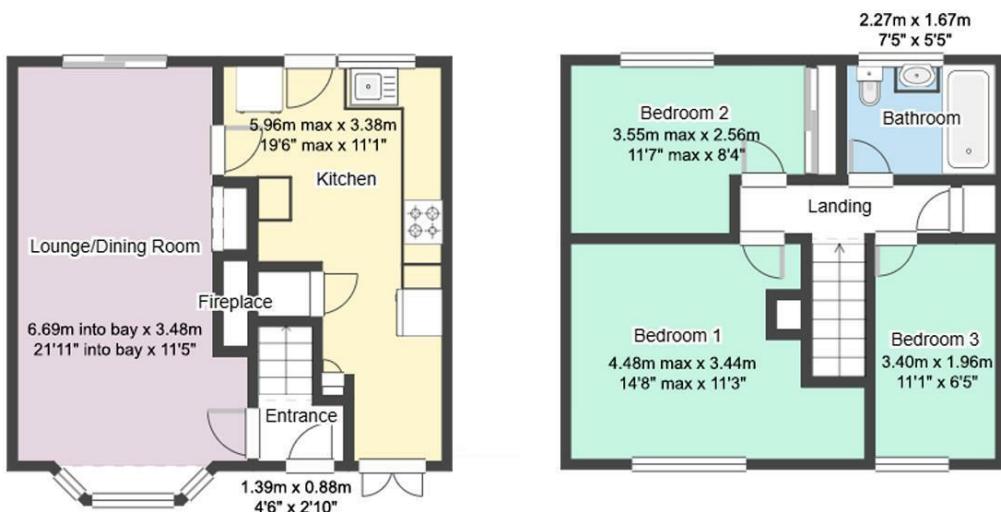
Property Tenure is freehold.

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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 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.





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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