

HoldenCopley

PREPARE TO BE MOVED

Carisbrooke Avenue, Gedling, Nottinghamshire NG4 2RD

Guide Price £285,000 - £350,000

Carisbrooke Avenue, Gedling, Nottinghamshire NG4 2RD



GUIDE PRICE: £285,000 - £325,000

NO UPWARD CHAIN...

This four-bedroom detached house, offered with no upward chain, is situated in a popular location close to a range of local amenities, including shops, schools, and convenient commuting links. Upon entering, the ground floor welcomes you with an entrance hall leading to a spacious reception room filled with natural light, creating a bright and airy atmosphere. The fitted kitchen is equipped to meet all culinary needs, and a convenient W/C adds functionality to the layout. Upstairs, you'll find three generously sized double bedrooms and a single bedroom, all served by a three-piece bathroom suite. Outside, the front of the property features a driveway with off-road parking, access to a garage, and a charming garden area with a lawn surrounded by various plants and shrubs. The private rear garden features a patio area, a lawn bordered by plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, a dado rail, ceiling coving and a single UPVC door providing access into the accommodation.

W/C

This space has a low level flush W/C, a wall-mounted wash basin, a radiator, vinyl flooring, ceiling coving and a single-glazed obscure window to the side elevation.

Living Room

20'6" x 10'7" (6.25m x 3.24m)

The living room has carpeted flooring, two radiators, ceiling coving, a feature fireplace, a UPVC double-glazed window to the front elevation and sliding patio doors opening out to the rear garden.

Kitchen

11'6" x 9'1" (3.52m x 2.77m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and taps, an integrated oven & hob, space and plumbing for a washing machine, partially tiled walls, a radiator, vinyl tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, ceiling coving, a dado rail, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

11'1" x 10'8" (3.38m x 3.27m)

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

Bedroom Two

11'1" x 8'4" (3.40m x 2.56m)

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

Bedroom Three

9'0" x 7'7" (2.75m x 2.32m)

The third bedroom has wood-effect flooring, a radiator, ceiling coving, open access to the fourth bedroom and a UPVC double-glazed window to the rear elevation.

Bedroom Four

7'1" x 5'11" (2.17m x 1.81m)

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

Bathroom

7'3" x 6'2" (2.22m x 1.89m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, a wall-mounted electric shaving point, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden, courtesy lighting, a range of plants and shrubs and a lawn.

Garage

16'5" x 8'6" (5.01m x 2.60m)

The garage has courtesy lighting, power supply and an up-and-over door.

Rear

To the rear is a private garden with a paved patio area, a lawn bordered by plants and shrubs, hedge borders and fence panelling boundaries.

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

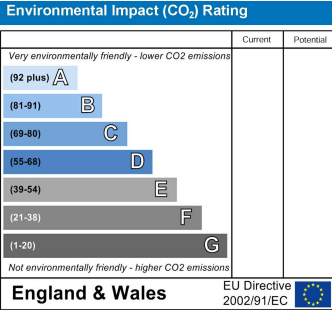
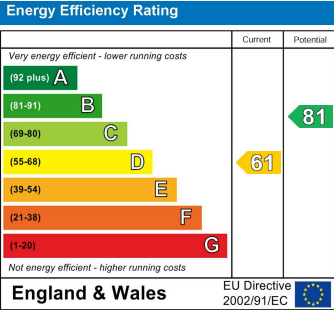
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

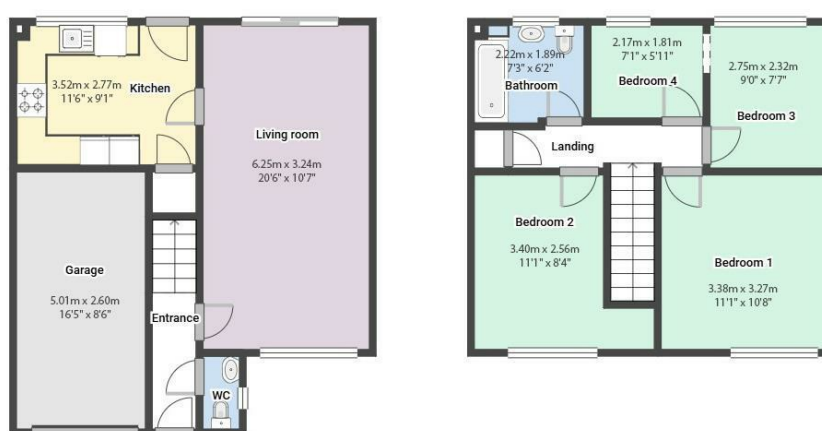
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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 1000Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – The government website states this is a medium risk flood area
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No



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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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