

HoldenCopley

PREPARE TO BE MOVED

Chesterfield Avenue, Gedling, Nottinghamshire NG4 4GE

Guide Price £190,000

NO UPWARD CHAIN...

Guide Price - £190,000 - £200,000

Welcome to this well-presented two-bedroom coach house, offering the convenience of no upward chain. Nestled in a sought-after location, this property enjoys close proximity to a variety of local amenities, including shops, eateries, schools, and excellent commuting links. Step inside to discover a modern fitted kitchen, a generously sized reception room bathed in natural light with views of the surrounding area, and a stylish three-piece bathroom suite. The accommodation further comprises two double bedrooms, providing comfortable living spaces. Outside, the property features a driveway offering off-road parking and access to the garages and an array of plants and shrubs adding to the curb appeal. To the rear, a private enclosed low-maintenance garden awaits, complete with a paved patio area and a variety of plants and shrubs, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED



- Coach House
- Two Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Stylish Bathroom
- Driveway & Garage
- Well-Presented Throughout
- No upward Chain
- Popular Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

8'1" x 2'9" (2.48m x 0.85m)
The entrance hall has vinyl flooring, coving to the ceiling and a single composite door providing access into the accommodation.

Kitchen

8'9" x 8'2" (2.67m x 2.49m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine, space for an oven, an extractor fan, partially tiled walls, a radiator, coving to the ceiling, vinyl flooring and a UPVC double-glazed window.

Living Room

23'5" x 8'9" (max) (7.14m x 2.69m (max))
The living room has laminate wood-effect flooring, a radiator, coving to the ceiling and two UPVC double-glazed windows.

Bathroom

8'2" x 6'2" (max) (2.50m x 1.88m (max))
The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a radiator, an in-built storage cupboard, partially tiled walls, access to the loft, vinyl flooring and a UPVC double-glazed obscure window.

Master Bedroom

10'4" x 8'2" (3.16m x 2.49m)
The main bedroom has laminate wood-effect flooring, a radiator, coving to the ceiling and a UPVC double-glazed window.

Bedroom Two

10'4" x 8'7" (max) (3.15m x 2.62m (max))
The second bedroom has laminate wood-effect flooring, a radiator, coving to the ceiling and a UPVC double-glazed window.

OUTSIDE

Garage One

16'9" x 8'2" (5.13m x 2.49m)
The garage has ample storage space and an up-and-over door.

Garage Two

16'10" x 8'3" (5.14m x 2.54m)
The garage has ample storage space and an up-and-over door.

Front
To the front of the property is an enclosed block paved driveway providing off-road parking, access to the garage, a brick wall boundary and a range of plants and shrubs.

Rear
The rear of the property is a private enclosed low-maintenance garden with a paved patio area, decorative stones, a range of planted and shrubs, a brick wall boundary and fence panelling.

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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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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