

# HoldenCopley

PREPARE TO BE MOVED

Westcliffe Avenue, Gedling, Nottinghamshire NG4 4HQ

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Guide Price £200,000

GUIDE PRICE - £200,000 - £225,000

### PERFECT FAMILY HOME...

This three-bedroom semi-detached house, situated in the highly desirable area of Gedling, offers a spacious and well-maintained living space, and is currently tenanted. And would be ideal for an investor. Upon entering the home, you are welcomed by a bright and airy entrance hall that leads to a generously sized living room, perfect for relaxing with family or entertaining guests. The modern fitted kitchen/diner is the heart of the home, offering ample space for dining and cooking, with sleek finishes and plenty of storage. The first floor comprises three well-proportioned bedrooms, each offering comfort and flexibility for a growing family. The bedrooms are serviced by a contemporary four-piece family bathroom suite, featuring a bath, separate shower, basin, and WC, designed with both style and functionality in mind. Externally, the property benefits from a decorative raised front garden, adding curb appeal, and a driveway that provides convenient off-street parking. The rear garden is enclosed and low maintenance, offering a private space for outdoor relaxation or play. Located in close proximity to a range of local amenities, including shops, well-regarded schools, and excellent transport links into the City Centre, this home also offers easy access to the picturesque Gedling Country Park, perfect for countryside walks and outdoor activities.

### MUST BE VIEWED



- Semi Detached House
- Three Bedroom
- Spacious Living Room
- Fitted Kitchen
- Four Piece Bathroom Suite
- Driveway Providing Off Street Parking
- Rear Enclosed Garden
- Popular Location
- Tenant In Situ
- Must Be Viewed

GROUND FLOOR

Entrance Hall

6'1" x 10'6" (1.87m x 3.22m)

The entrance hall has wood effect flooring and carpeted stairs, smoke alarm, radiator, UPVC double glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation

Living Room

11'9" x 20'11" (3.60m x 6.38m)

The living room has carpeted flooring, coving to the ceiling, TV point, recessed chimney breast with feature fireplace with tiled heart and mantelpiece, two radiators and a UPVC double glazed window to the front elevation and UPVC double glazed sliding doors providing access to the rear garden

Kitchen

11'3" x 15'5" (3.43m x 4.72m)

The kitchen has laminated wood effect flooring, partially tiled walls, a range of fitted wall and base units, fitted wood effect worksurfaces, a sink and a half with a drainer and mixer taps, coving to the ceiling, integrated oven with electric hobs and extractor fan, space and plumbing for a washing machine, space for an undercounter fridge and freezer, radiator, UPVC double glazed window to the side elevation and UPVC double glazed sliding doors providing access to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, smoke alarm, loft hatch, UPVC double glazed window to the front elevation and a provides access to the first floor accommodation

Master Bedroom

11'10" x 11'2" (3.62m x 3.42m)

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

Bedroom Two

11'10" x 9'5" (3.61m x 2.87m)

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

Bedroom Three

6'5" x 10'6" (1.96m x 3.22m)

The third bedroom has carpeted flooring, coving to the ceiling, radiator and UPVC double glazed window to the rear elevation

Bathroom

7'5" x 8'0" (2.26m x 2.44m)

The bathroom has tiled flooring, partially tiled walls, coving to the ceiling, a low level flush WC, Vanity washbasin with mixer taps, chrome towel rail, panelled bath with mixer taps, corner shower enclosure with a wall mounted mains-fed shower and a UPVC double glazed obscure window to the side elevation

OUTSIDE

FRONT

To the front is steps leading to the accommodation with a raised pebbled garden area and driveway providing off street parking for one car with fence surround

REAR

To the rear is an enclosed garden with a paved area, lawn, decorative plants and shrubs with a fence surround

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

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.



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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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