

HoldenCopley

PREPARE TO BE MOVED

Rossett Close, Gamston, Nottinghamshire NG2 6PJ

Guide Price £240,000 - £260,000

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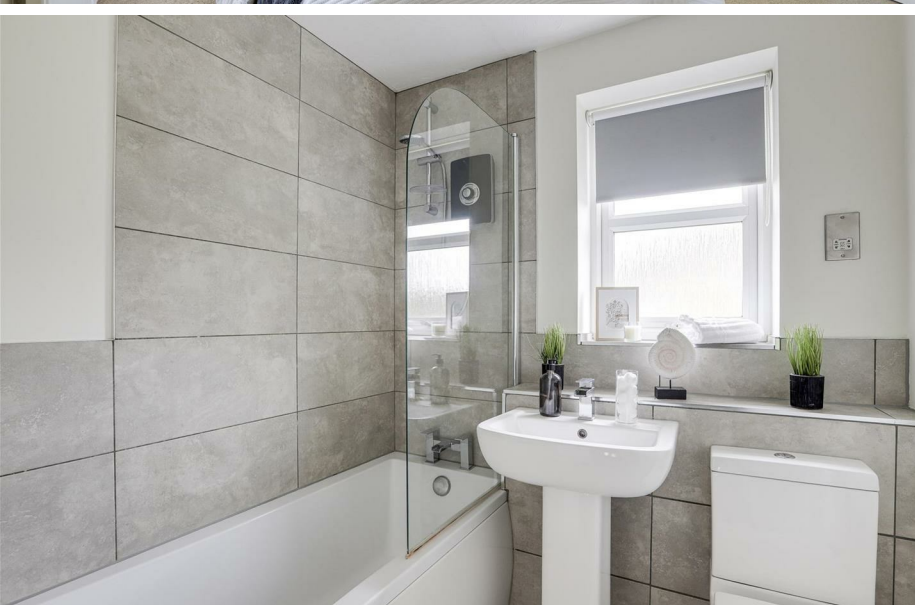
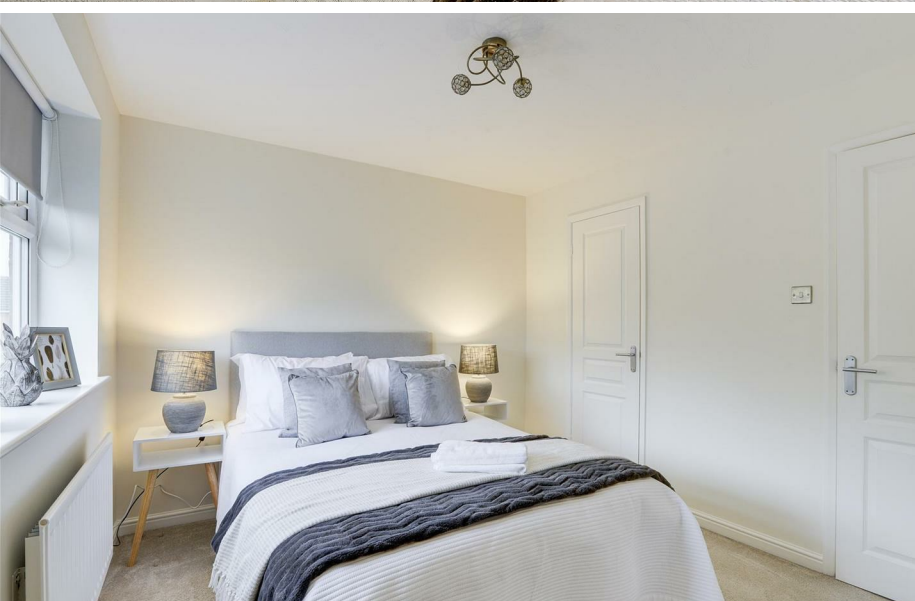
GUIDE PRICE £240,000 - £250,000

NO UPWARD CHAIN...

This two-bedroom mid-terraced house is located in a highly sought-after area, making it an excellent choice for both first-time buyers and investors. The property is conveniently situated with excellent transport links to West Bridgford and Nottingham City Centre, offering an easy commute. Additionally, it is close to a variety of local amenities, including shops, cafes, and restaurants, with Holme Pierrepont Country Park just a short drive away, providing the perfect spot for outdoor activities. Upon entering, you are welcomed into a spacious and bright living room, ideal for relaxing or entertaining. The ground floor also features a modern fitted kitchen with ample storage and worktop space. Double French doors from the kitchen lead out to the rear garden, allowing for seamless indoor-outdoor living. Upstairs, the first floor offers two well-proportioned bedrooms, both with plenty of natural light. There is also a contemporary three-piece bathroom suite, featuring a bathtub with a shower, a wash basin, and a WC. Externally, the front of the property boasts a small, neatly kept lawn alongside a driveway, providing off-street parking. To the rear, there is an enclosed garden, which is a fantastic space for outdoor entertaining and relaxation. It includes a patio area perfect for alfresco dining, a lawn, an additional patio seating area, and gravelled borders. The garden is fully enclosed with fence panelled boundaries and also benefits from a security light for added peace of mind.

MUST BE VIEWED





- Mid Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Off-Street Parking
- Sought After Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hall

5'2" max x 4'1" (1.59m max x 1.25m)
The hall has carpeted floor, a radiator, and a composite door providing access into the accommodation.

Living room

9'9" max x 12'10" (2.98m max x 3.93m)
The living room has two UPVC double glazed windows to the front elevation, a radiator, a TV point, and carpeted flooring.

Kitchen

8'5" x 12'11" (2.57m x 3.96m)
The kitchen has a range of fitted base and wall units with work tops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, an in built cupboard, space for a dining table, a radiator, wood-effect flooring, a UPVC double glazed window to the rear elevation, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

6'3" x 6'2" (1.91m x 1.89m)
The landing has carpeted flooring, an inbuilt cupboard, access into the loft, and access to the first floor accommodation.

Bedroom One

9'5" x 13'1" max (2.89m x 4.00m max)
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

6'7" x 9'4" (2.01m x 2.86m)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

5'7" x 6'1" (1.71m x 1.87m)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a shaver socket, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small lawn, and a driveway.

Rear

To the rear of the property is an enclosed garden with security light, a patio, a lawn, a further patio seating area, gravelled borders, and a fence panelled boundary.

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 – Some Voice coverage of 3G, 4G & 5G
- 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

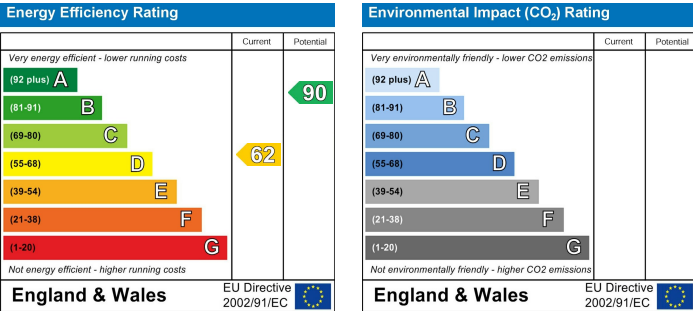
Council Tax Band Rating - Rushcliffe Borough Council - Band C
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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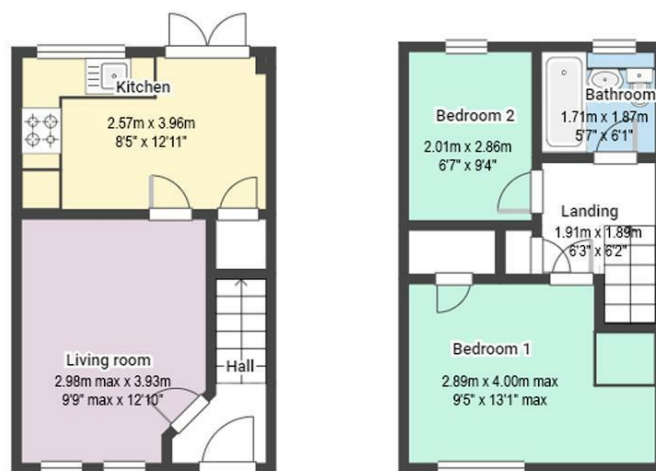
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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