



25 Piggott Avenue,
Gedling, NG4 4LJ

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Thomas James are delighted to offer this well presented semi detached home to the market.

The property provides accommodation arranged over three floors including an entrance hall, a kitchen/diner with French doors opening to the rear garden, plus a cloakroom/wc on the ground floor, a living room overlooking the rear garden, plus a master bedroom (with an en-suite shower room) on the first floor, with three further bedrooms and the family bathroom on the second floor.

Benefiting from gas central heating, UPVC double glazing, 5 remaining years of the original NHBC warranty, and made to measure wooden blinds to all windows, the property has a privately enclosed westerly facing garden to the rear, and a driveway and integral garage at the front, providing off road parking.

Situated in the popular suburb of Gedling, the property is close to local facilities including shops, schools, churches, a country park and golf course. Main road routes and local transport links give easy access to the north, south and east of the city.

£290,000





ACCOMMODATION

The composite entrance door opens to the entrance hall, From here, stairs rise to the first floor, and there are doors into the convenient cloakroom/wc, and the kitchen/diner.

Overlooking the rear garden, the kitchen/diner is fitted with a range of wall, drawer and base units, and has integrated appliances including a fridge/freezer, a washer/dryer, a dishwasher, an electric oven, and an electric hob with an extractor hood over. The wall mounted Ideal boiler is housed in a cabinet in the kitchen, there is space for a dining table and chairs, and French doors opening to the rear garden.

On reaching the first floor, the landing has stairs rising to the second floor, a large store cupboard, and doors into the living room, which overlooks the rear garden, and the master bedroom. The master bedroom has plenty of space for wardrobes, and a door opening to the fitted en-suite shower room.

The second floor landing has a further store cupboard, and doors into three bedrooms, and the family bathroom, which is fitted with a three piece suite in white.

OUTSIDE

At the front of the property, the driveway provides off road parking for one vehicle, and in turn gives access to the INTEGRAL SINGLE GARAGE (which is insulated, plastered, and painted, has an up and over door, and power and light connected). A pathway leads to the open storm porch and the entrance door, and a shared pathway gives access to the side and rear (via a secure timber gate).

The westerly facing rear garden includes a patio seating area, and a lawned area. Timber fence enclosed, the garden has an external tap and an external light.

Annual Maintenance Charge

We are advised that an annual maintenance charge of approximately £140.00 is payable, for the upkeep of communal areas on the development.

For more information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band D. Gedling Borough Council.

Amount Payable 2023/2024 £2,265.80.

Referral Arrangement Note

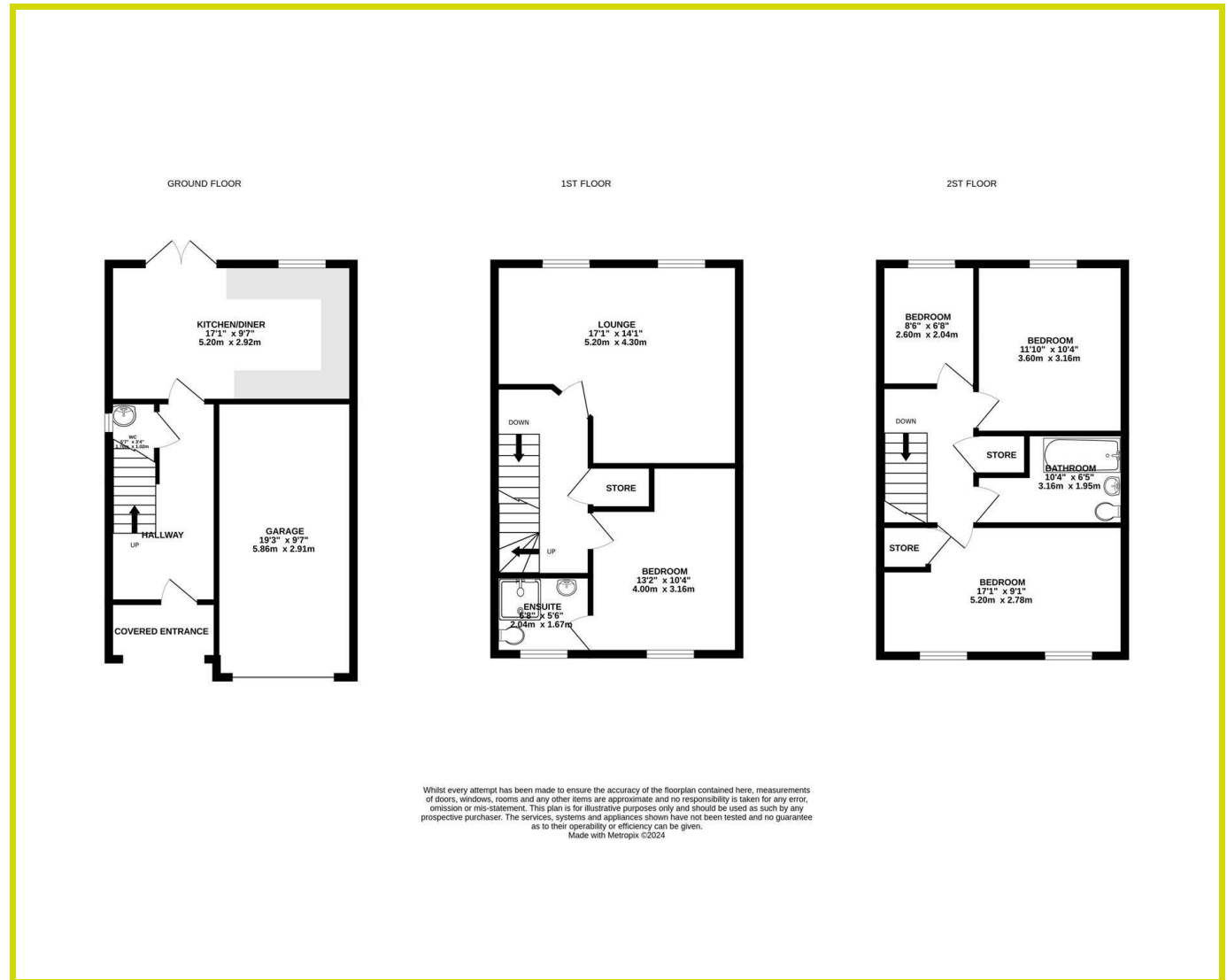
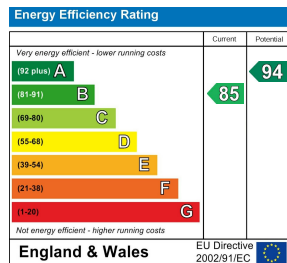
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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