

# HoldenCopley

PREPARE TO BE MOVED

Gladstone Street, Forest Fields, Nottinghamshire NG7 6HX

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**Guide Price £200,000 - £240,000**

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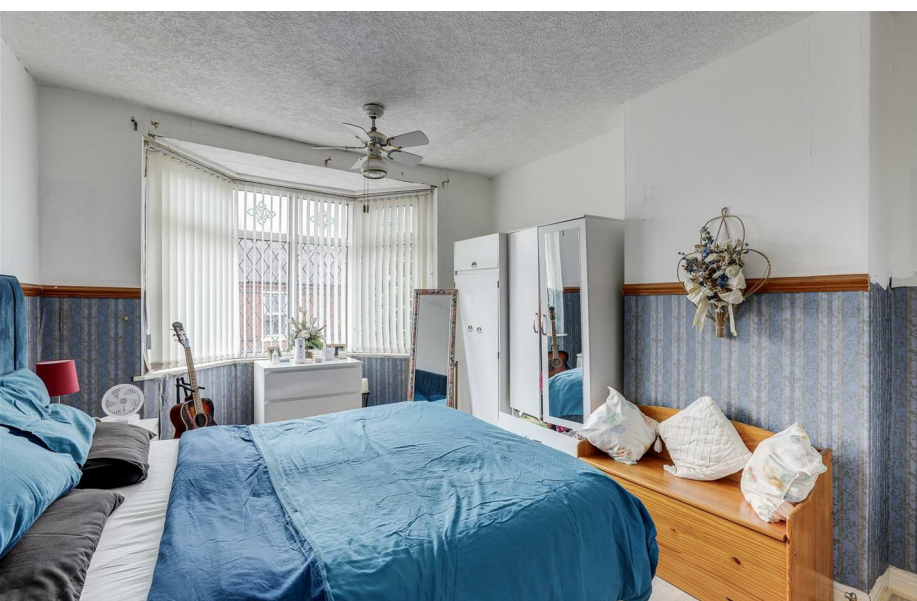
GUIDE PRICE £200,000 - £220,000

IDEAL FOR FIRST TIME BUYERS...

This three-bedroom semi-detached house is situated in a convenient location, offering easy access to a variety of local amenities, excellent transport links including nearby tram stops, and a range of schools. It is also within close reach of the vibrant City Centre. Upon entering, you are greeted by an entrance hall that leads to a spacious living room, filled with natural light thanks to its open-plan layout with the dining room, large bay windows, and patio doors that open out to the rear garden. Completing the ground floor is the kitchen, which is thoughtfully designed to meet all your culinary needs. The upper level features two double bedrooms and a single bedroom, along with a three-piece bathroom suite to cater to the resident's needs. Outside, the front of the property boasts a driveway providing convenient off-road parking for multiple cars. To the rear, you will find an enclosed garden with a patio seating area and a lawn, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- Ideal For First Time Buyers
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

13'6" x 6'1" (4.13m x 1.86m )

The entrance hall has laminate wood-effect flooring, carpeted stairs, an in-built storage cupboard, a picture rail and a single UPVC door providing access into the accommodation.

### Living Room

13'3" x 12'3" (max) (4.04m x 3.74m (max))

The living room has laminate wood-effect flooring, ceiling coving, a recessed chimney breast alcove with a feature coal fire, open access to the dining room and a UPVC double-glazed bay window to the front elevation.

### Dining Room

12'11" x 12'3" (max) (3.95m x 3.74m (max))

The dining room has laminate wood-effect flooring, a radiator and a sliding patio door opening out to the rear garden.

### Kitchen

8'11" x 7'3" (max) (2.72m x 2.23m (max))

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine, partially tiled walls, a radiator, tiled flooring, two windows to rear elevation and a single door providing access to the side of the property.

## FIRST FLOOR

### Landing

7'2" x 6'9" (max) (2.20m x 2.08m (max))

The landing has carpeted flooring, a picture rail, a window to the side elevation and access to the first floor accommodation.

### Master Bedroom

15'1" x 11'1" (max) (4.60m x 3.39m (max))

The main bedroom has laminate wood-effect flooring, a radiator, a dado rail and a UPVC double-glazed bay window to the front elevation.

### Bedroom Two

11'3" x 11'1" (max) (3.43m x 3.39m (max))

The second bedroom has laminate wood-effect flooring, a radiator, two in-built storage cupboards and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

9'10" x 7'2" (max) (3.02m x 2.19m (max))

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

### Bathroom

8'11" x 7'2" (max) (2.72m x 2.20m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, partially tiled walls, a radiator, laminate wood-effect flooring, access to the loft with courtesy lighting and two UPVC double-glazed obscure windows to the side and rear elevations.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking for multiple cars, gated access to the rear and a brick-wall boundary.

### Rear

To the rear is an enclosed garden with a paved patio area, a lawn and fence panelling boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 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 - Nottingham City Council - Band A

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.

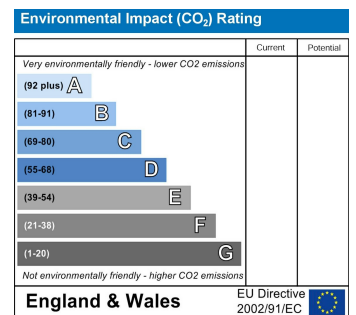
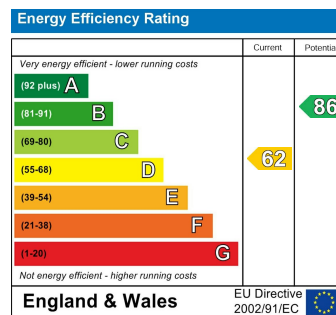
The vendor has advised the following:

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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