

HoldenCopley

PREPARE TO BE MOVED

Gedling Grove, Arnold, Nottinghamshire NG5 7ES

Guide Price £200,000

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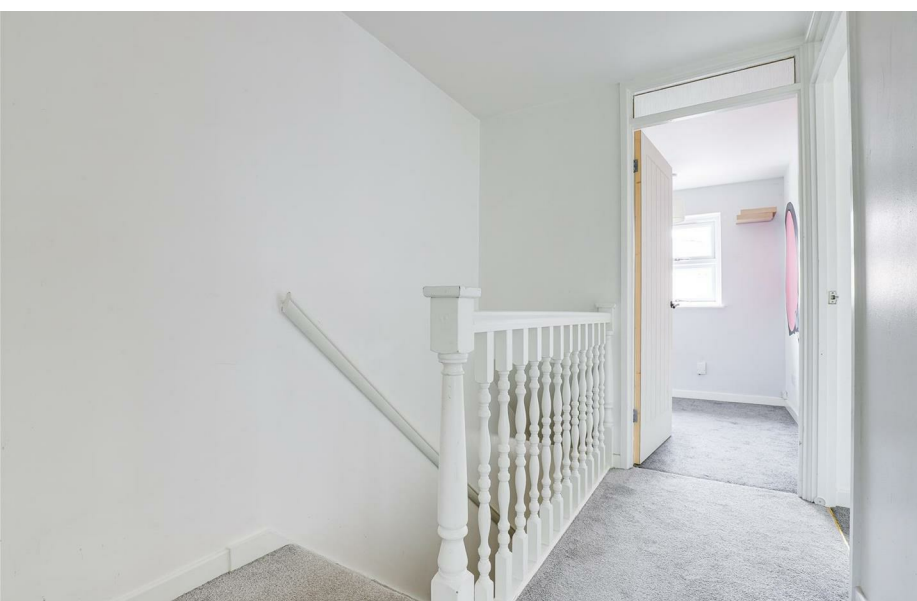
GUIDE PRICE £200,000 - £220,000

NO UPWARD CHAIN...

We are pleased to bring to the market this end town house, recently refurbished and located in a highly sought-after area. Perfect for a wide range of buyers, this property offers the ideal opportunity to move straight in. Situated close to local amenities, including shops, good schools, and excellent transport links. As you enter the property, you are greeted by an entrance hall that leads into a spacious living room, perfect for relaxing with family or entertaining guests. Towards the rear of the house, the modern fitted kitchen boasts ample storage and workspace. The first floor offers three bedrooms. The two double bedrooms are generously sized, offering plenty of space for wardrobes and additional furniture. The third bedroom is versatile, making it an excellent choice for a home office, a nursery, or a child's room. A three-piece bathroom suite completes the first floor. Externally to the front of the house features a driveway parking for two vehicles, complemented by courtesy lighting. The rear garden is enclosed, providing a private and secure outdoor space, with a patio area for outdoor dining, an easy-to-maintain artificial lawn, and a gravelled border, all surrounded by fence panelled boundaries. There is also gated access, offering additional practicality.

MUST BE VIEWED





- End Town House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'11" x 6'1" (1.50m x 1.86m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a UPVC door providing access into the accommodation.

Living Room

15'11" x 16'0" (4.86m x 4.90m)

The living room has a UPVC double glazed square bow window to the front elevation, two radiators, and wood-effect flooring.

Kitchen

15'11" x 8'11" (4.86m x 2.72m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob, extractor fan, space and plumbing for a washing machine, fitted dishwasher, space for a dining table, wood-effect flooring, two UPVC double glazed windows to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

8'8" x 6'1" (2.66m x 1.87m)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

11'7" x 9'5" (3.54m x 2.88m)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes with a dressing table, and carpeted flooring.

Bedroom Two

11'5" x 8'9" (3.49m x 2.69m)

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

Bedroom Three

8'2" x 6'9" (2.51m x 2.07m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built open cupboard and carpeted flooring.

Bathroom

6'0" x 7'10" (1.83m x 2.39m)

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 shower fixture and shower screen, a chrome heated towel rail, a shaver socket, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a courtesy lighting, a driveway parking for two vehicles.

Rear

To the rear of the property is an enclosed rear garden with a patio area, an artificial lawn, a gravelled border, fence panelled boundary, and gates access.

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.

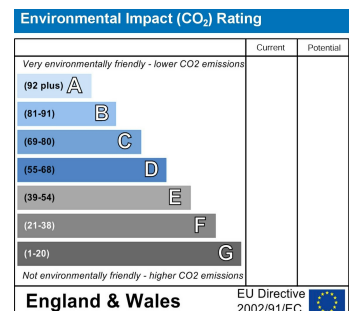
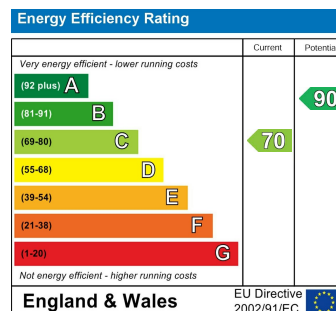
The vendor has advised the following:

Property Tenure is Freehold

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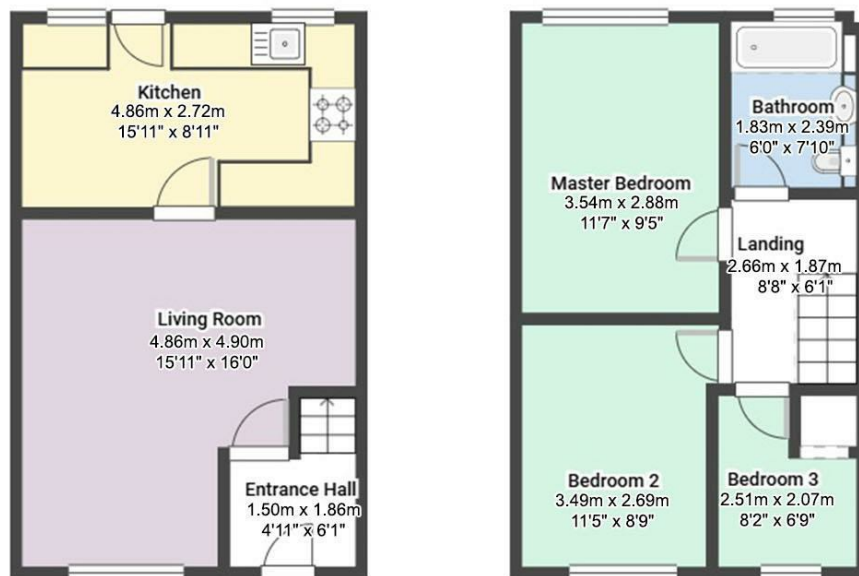
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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