



Gunthorpe Road
Gedling Nottingham



Gunthorpe Road Gedling Nottingham NG4 4JR

for sale offers over
£120,000



Property Description

A perfect first step on the property ladder - A spacious first floor maisonette located in a popular area which offers spacious living area garden and parking.

The property offers ground floor entrance hallway which leads to the first floor living space where you have lounge, kitchen, two bedrooms and bathroom. There is also a generous rear garden and off road parking .

Viewing is highly recommended

Tenure Info - 90 years remaining on lease
Annual Service Charge - £210
Annual Ground Rent - £10

Entrance Hallway

Having stairs leading to living space and built in storage cupboard

Lounge

10' 8" x 14' (3.25m x 4.27m)
Having window to the front elevation, central heating radiator and built in storage cupboard

Kitchen

12' 3" x 7' 9" (3.73m x 2.36m)
Having a range of wall and base units with rolltop worksurface over, inset sink and drainer, space for cooker with extractor hood over, central heating boiler, space and plumbing for washing machine, space for fridge freezer, central heating radiator and window to the front elevation

Bedroom One

12' x 10' 6" (3.66m x 3.20m)
Having window to the rear elevation and central heating radiator

Bedroom Two

7' 2" x 6' 5" (2.18m x 1.96m)
Having window to the side elevation and central heating radiator

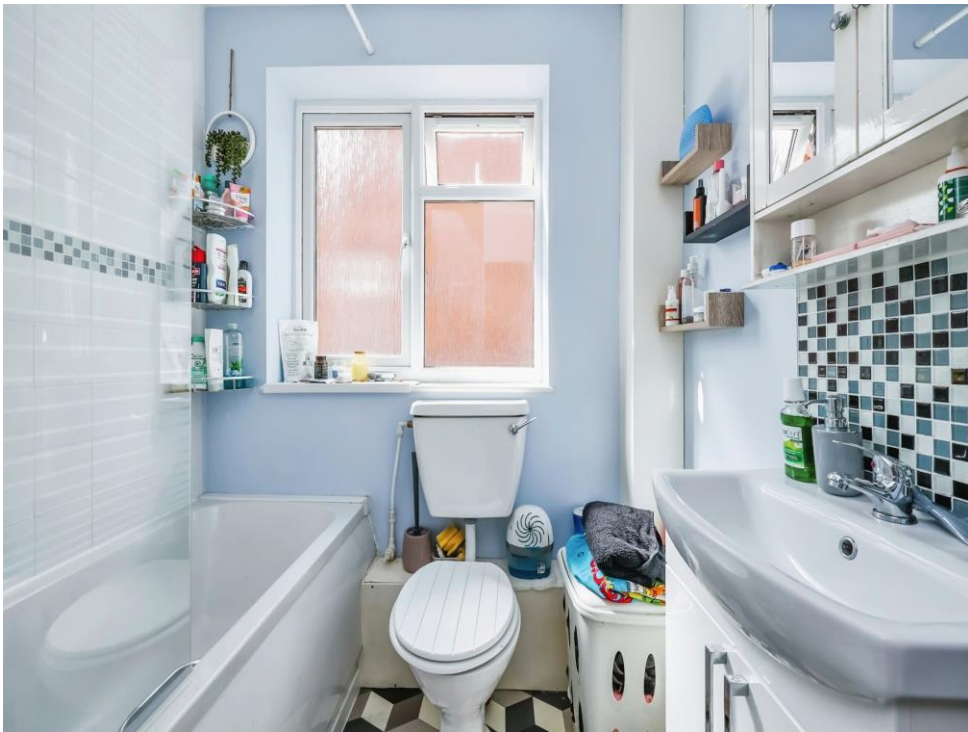
Bathroom

Fitted with a three piece suite comprising of panelled bath with mains fed shower over, vanity wash hand basin and low level WC, central heating radiator and obscured window to the front elevation

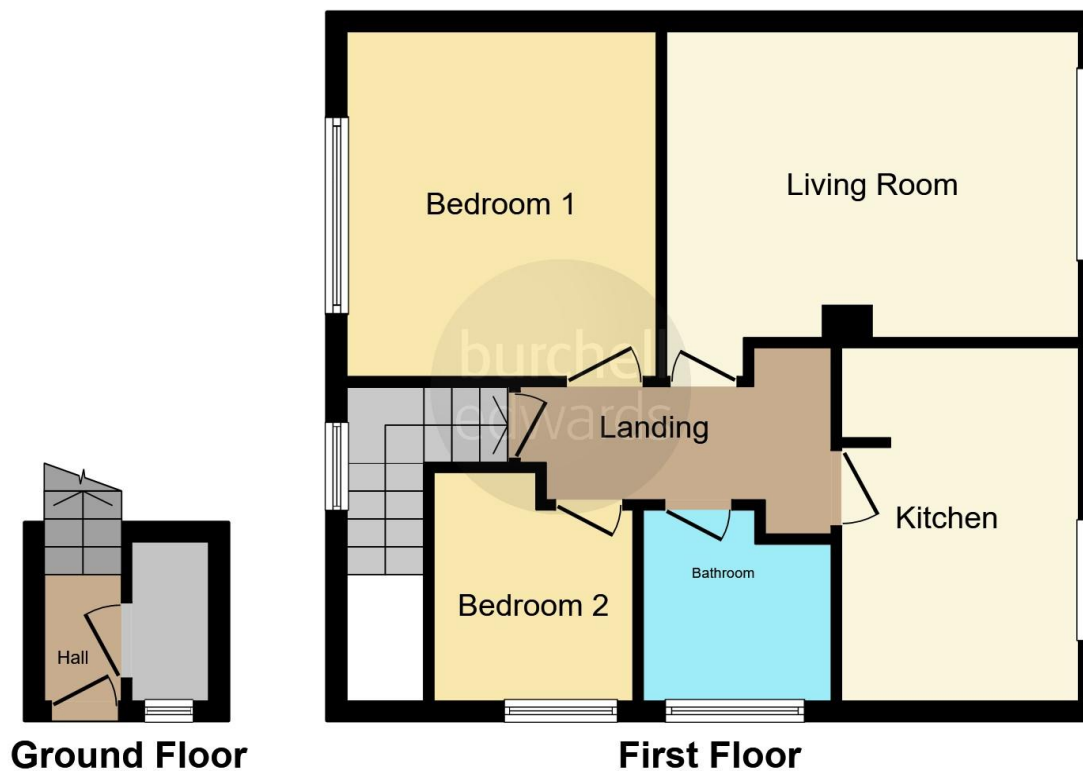
Outside

There is a rear garden which is laid to lawn with paved path, fence and hedge boundaries









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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