

# HoldenCopley

PREPARE TO BE MOVED

Threlkeld Close, Gamston, Nottinghamshire NG2 6SL

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Guide Price £200,000- £230,000

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NO UPWARD CHAIN...

Nestled in a highly desirable location, this end terraced house is perfectly positioned to provide convenient access to a wide array of local amenities, including shops, schools, and excellent transport links. Boasting a no-upward chain, this property presents an ideal opportunity for a diverse range of buyers, from first-time homeowners to savvy investors. Upon entering the property, you are greeted by an entrance hall, leading to a living room that seamlessly connects to the well-appointed fitted kitchen diner. The kitchen diner is a highlight, featuring modern amenities and sliding patio doors that effortlessly extend the living space to the rear garden. Ascending to the first floor, you'll find two inviting bedrooms, with the main bedroom offering the added luxury of an en-suite, while the second bedroom is served by a stylish three-piece bathroom suite. Outside, the property offers on-street parking at the front, complemented by a thoughtfully slated gravelled border. The rear garden is complete with a patio area, a handy shed, a lawn, and an array of meticulously planted shrubs, bushes, and trees, all enclosed by a secure fence panelled boundary. This outdoor space is perfect for relaxation, entertaining, and enjoying the natural surroundings.

MUST BE VIEWED





- End Terraced House
- Two Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Enclosed Rear Garden
- Sought After Location
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Hallway

4'5" max x 4'9" (1.36m max x 1.46m)

The hallway has carpeted flooring, a radiator, and a door providing access into the accommodation.

### Living Room

14'8" max x 10'7" (4.48m max x 3.23m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and carpeted flooring.

### Kitchen/Diner

13'6" x 8'10" (4.12m x 2.70m)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, a wall-mounted boiler, space for a fridge freezer, space and plumbing for a washing machine, an in-built cupboard, space for a dining table, tiled splash back, tiled flooring, a UPVC double glazed window to the rear elevation, and sliding patio door opening to the rear garden.

## FIRST FLOOR

### Landing

2'9" x 5'2" (0.86m x 1.58m)

The landing has carpeted flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

### Bedroom One

10'7" max x 11'5" (3.23m max x 3.50m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, carpeted flooring, and access into the en-suite.

### En-suite

4'11" x 5'2" (1.52m x 1.59m)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and wood-effect flooring.

### Bedroom Two

7'11" x 10'0" (2.16m x 3.05m)

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

### Bathroom

6'4" x 6'2" (1.94m x 1.88m)

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 handheld shower fixture, a radiator, partially tiled walls, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is on-street parking, and a slated gravelled border.

### Rear

To the rear of the property is an enclosed garden with a patio area, a shed, a lawn, various planted shrubs, bushes and trees, 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 – 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 - 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.

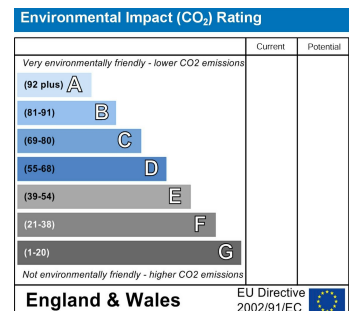
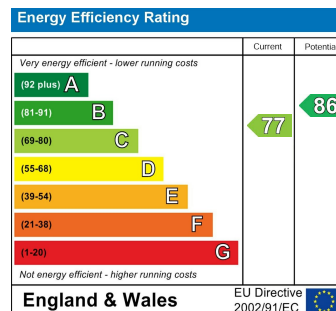
The vendor has advised the following:

Property Tenure is Freehold

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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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