

# HoldenCopley

PREPARE TO BE MOVED

Shelford Road, Gedling, Nottinghamshire NG4 4JH

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Guide Price £240,000

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Guide Price - £240,000 - £260,000

NO UPWARD CHAIN...

Presenting an enticing opportunity to the market, this delightful three-bedroom detached house comes with the added benefit of no upward chain, making it an attractive prospect for a diverse range of buyers. Tucked away in a serene cul-de-sac within a highly sought-after locale, this home offers peace and tranquility while being conveniently close to an array of local amenities, including the picturesque Gedling Country Park, esteemed schools, shops, and efficient transport links. Stepping into the ground floor, an inviting entrance porch ushers you into the heart of the home. The living room exudes warmth and comfort, providing an ideal space for relaxation and cherished family moments. The fitted kitchen diner is a focal point for culinary creativity and social gatherings, seamlessly combining practicality and style. Ascending to the first floor, three well-appointed bedrooms await, each designed with your comfort in mind. These bedrooms are serviced by a well-maintained bathroom suite, offering modern convenience. Outside, the property offers a front driveway, providing easy access to the garage, ensuring your vehicle and storage needs are well taken care of. To the rear, a private multi-level garden beckons, a verdant oasis for outdoor enthusiasts. A decked seating area offers the perfect spot for al fresco dining and relaxation.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Multi-Level Garden
- Driveway & Garage
- Popular Location
- Great First-Time Buy
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

3'2" x 5'10" (0.97m x 1.78m)

The entrance hall has wooden flooring, recessed spotlights, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

### Living Room

16'8" x 13'2" (5.10m x 4.03m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a radiator, a feature fireplace with a decorative surround, and a staircase leading to the first floor.

### Kitchen

8'0" x 16'9" (2.46m x 5.11m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, wood-effect flooring, a radiator, UPVC double-glazed windows to the rear elevation and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

2'11" x 7'8" (0.90m x 2.35m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, an in-built cupboard, and provides access to the first floor accommodation.

### Master Bedroom

10'5" x 10'5" (3.20m x 3.18m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bedroom Two

10'1" x 11'1" (3.08m x 3.38m)

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

### Bedroom Three

8'0" x 6'4" (2.44m x 1.95m)

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

### Bathroom

6'0" x 5'4" (1.83m x 1.65m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a bi-folding shower screen, fully tiled walls, vinyl flooring, a chrome heated towel rail, a chrome extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a lawned garden, courtesy lighting, a driveway, and access into the garage.

### Garage

33'2" x 7'10" (10.12m x 2.41m)

### Rear

To the rear of the property is a private enclosed multi-level garden with block-paving, a range of trees, plants and shrubs, courtesy lighting, a decked seating area, a shed, and fence panelling boundaries.

## DISCLAIMER

Council Tax Band Rating - Gedling 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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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.

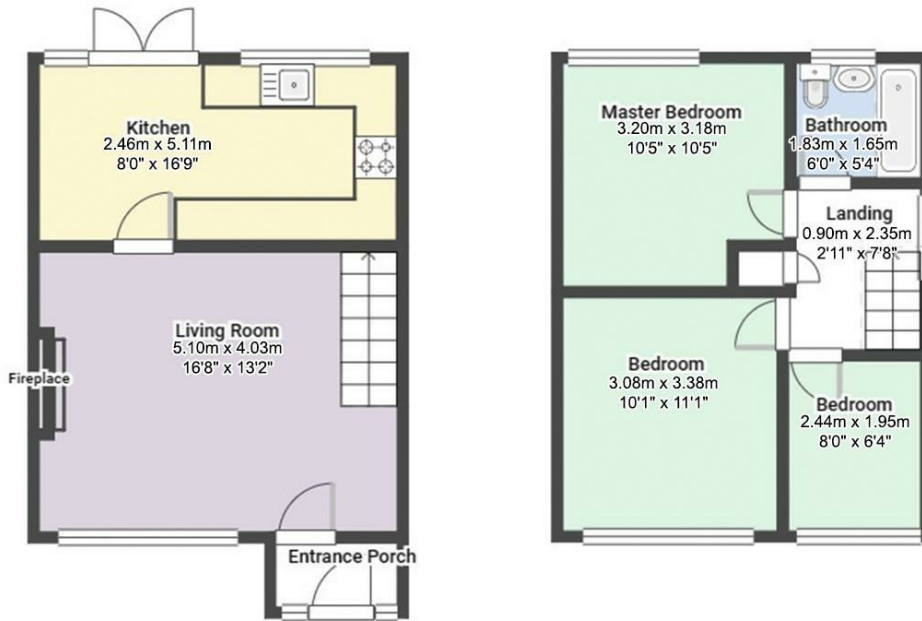
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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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## 0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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