

# HoldenCopley

PREPARE TO BE MOVED

Lascelles Avenue, Gedling, Nottingham NG4 4GB

---

Guide Price £240,000



Lascelles Avenue, Gedling, Nottingham NG4 4GB





GUIDE PRICE £240,000 - £260,000

NO UPWARD CHAIN

Welcome to this detached three-bedroom house, a rare find with the added benefit of no upward chain. Situated in a popular location, this corner plot property offers easy access to a variety of local amenities, including eateries, shops, excellent schools, and efficient transport links leading directly to the City Centre. Step inside to discover a spacious living room, connected to an open-plan dining room. The fitted kitchen adds a touch of practicality for your culinary needs. Completing the ground floor is a convenient utility room, enhancing the functionality of daily living. Venturing to the upper level, you'll find two generously sized double bedrooms, providing ample space for relaxation and personalisation and a third single bedroom. The upper level is completed by a well-appointed three-piece bathroom suite, ensuring comfort for the entire household. The front features access to two driveways, providing off-road parking for multiple cars and easy access to the garage. The rear garden is a tranquil retreat, featuring a lawn and a charming patio seating area.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room
- Three-Piece Bathroom Suite
- Driveway & Garage
- No Upward Chain
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

3'6" x 4'8" (1.08m x 1.44m)

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

### Living Room

11'11" x 13'7" (3.64m x 4.15m)

The living room has carpeted flooring, a radiator, coving to the ceiling, a decorative mantelpiece with a fireplace, open access to the dining room and a UPVC double-glazed window to the front elevation.

### Dining Room

9'1" x 8'3" (2.78m x 2.53m)

The dining room has carpeted flooring, a radiator, coving to the ceiling and sliding patio doors opening out to the rear garden.

### Kitchen

9'1" x 8'1" (2.79m x 2.47m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, an extractor fan, partially tiled walls, an in-built storage cupboard, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single door providing access to the utility room.

### Utility Room

6'3" x 9'8" (1.92m x 2.95m)

The utility room has a range of fitted base units with rolled-edge worktops, space for a dryer and fridge freezer, tiled flooring, a single door providing access to the garage, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

5'11" x 8'9" (1.80m x 2.67m)

The landing has carpeted flooring, an in-built storage cupboard, coving to the ceiling, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the bordered loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

10'5" x 8'11" (3.20m x 2.73m)

The main bedroom has wood-effect flooring, a radiator, coving to the ceiling, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

9'10" x 10'3" (3.01m x 3.13m)

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

### Bedroom Three

6'8" x 6'7" (2.04m x 2.03m)

The third bedroom has wood-effect flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the side elevation.

### Bathroom

5'5" x 6'0" (1.67m x 1.84m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, tiled walls, recessed spotlights, vinyl flooring and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

## Front

The front of the property has a driveway providing off-road parking, access to the garage, courtesy lighting and double-gated access to another driveway providing further off-road parking.

## Rear

The rear of the property has a paved patio area, a lawn, a decorative border, a shed and fence panelling.

## 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.

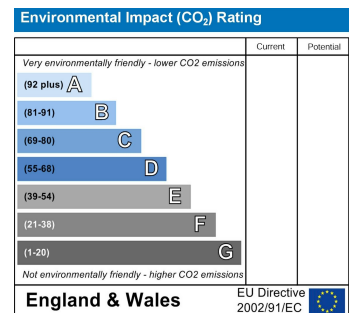
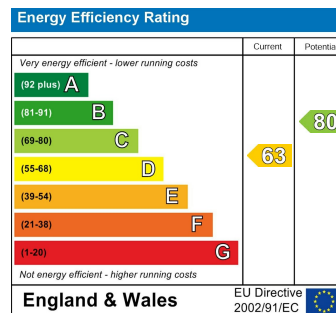
The vendor has advised the following:

Property Tenure is Freehold

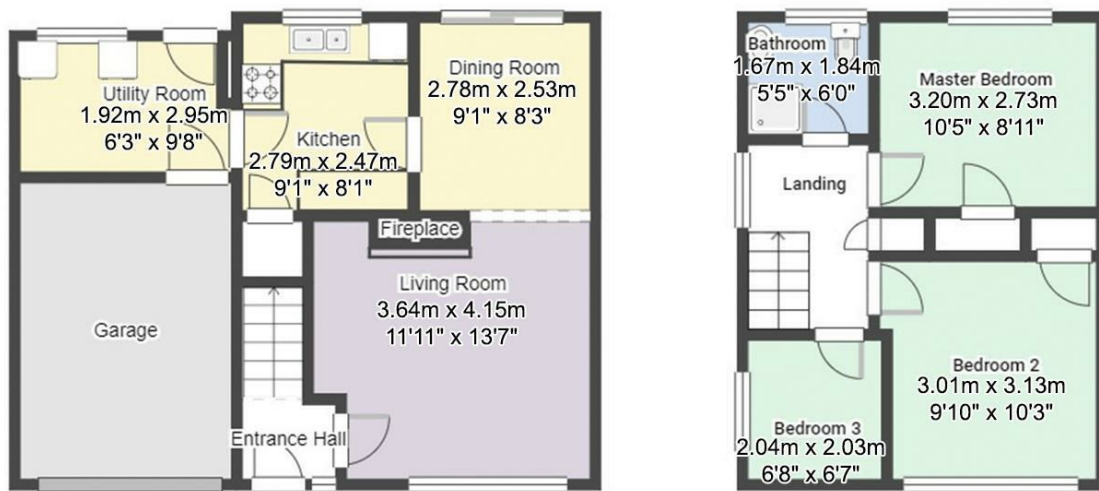
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.







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.  
© HoldenCopley

**0115 7734300**

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk