

# HoldenCopley

PREPARE TO BE MOVED

Grange Crescent, Gedling, Nottinghamshire NG4 4BX

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**£270,000**

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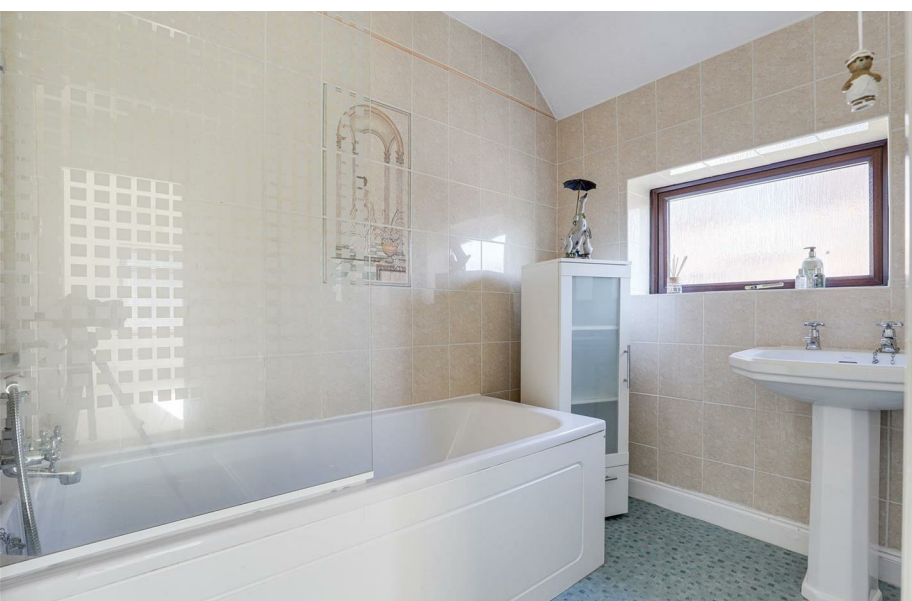


## NO UPWARD CHAIN...

Situated in a popular location brimming with convenience, this inviting semi-detached home presents an enticing opportunity for an array of buyers. Nestled within close proximity to schools, shops, and an array of local amenities, this residence boasts accessibility, further complemented by its excellent transport links into Nottingham City Centre and surrounding areas. Stepping inside, guests are welcomed by a spacious entrance hall, setting the tone for the well-appointed interiors. The living room with its feature fireplace, creating a cosy ambiance for relaxation and gatherings alike. Seamlessly flowing from the living space, the fitted kitchen offers functionality, with convenient access to the conservatory that extends into the rear garden. Ascending the stairs, the first floor unveils three bedrooms and a three-piece bathroom suite, providing comfortable accommodations for the whole household. Outside, the property boasting a gated driveway, lawn area, and a pathway. The rear garden is enclosed and is complete with a patio area ideal for alfresco dining, a pond, and a handy shed for additional storage. fenced boundaries ensure privacy. With the added benefit of no upward chain.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Off Street Parking
- Enclosed Rear Garden
- Well-Presented Throughout
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

14'1" x 5'6" (4.31m x 1.69m)

The entrance hall has a UPVC double glazed window to the side elevation, tiled flooring, carpeted stairs, a radiator, a dado rail, and a UPVC door providing access into the accommodation.

### Living Room

13'11" x 15'5" (4.25m x 4.71m)

The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a TV point, a feature fireplace with a granite hearth, and wood-effect flooring.

### Kitchen

9'2" x 19'10" (2.80m x 6.06m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, integrated double oven, gas ring hob and extractor fan, space for a fridge, integrated freezer, space for a dining table, an in-built cupboard that houses the boiler, a pantry providing additional storage for coats, shoes etc and housing the fuse board, recessed spotlights, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear and side elevation, and double French doors opening into the conservatory.

### Conservatory

8'11" x 8'4" (2.72m x 2.55m)

The conservatory has a radiator, tiled flooring, UPVC double glazed window surround, a Polycarbonate roof, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

6'3" x 6'9" (max) (1.91m x 2.06m (max))

The landing has a double glazed obscure window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

### Loft Room

12'11" x 9'10" (3.94m x 3.00m)

The loft space has access via a pull-down ladder, a Velux window, lighting, power supply and laminate wood-effect flooring.

### Master Bedroom

9'4" x 13'2" (2.85m x 4.02m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a range of fitted furniture including wardrobes, cupboards, bedside cupboards, a dado rail, and wood-effect flooring.

### Bedroom Two

9'1" x 11'10" (2.79m x 3.63m)

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

### Bedroom Three

7'3" x 10'2" (2.23m x 3.11m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes with sliding doors, coving to the ceiling, and carpeted flooring.

### Bathroom

7'7" x 8'1" (max) (2.32m x 2.48m (max))

The bathroom has two UPVC double glazed windows to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a shower fixture and shower screen, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a gated driveway, a lawn, a blocked paved path way, a planted border with established trees, bushes and shrubs, and gated access to the rear garden.

### Rear

To the rear garden is an enclosed garden with a patio area, courtesy lighting, lawn, a pond, a shed, an outhouse which has lighting & power, space and plumbing for a washing machine, established trees, shrubs and bushes, with fence panelled boundary.

## 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.

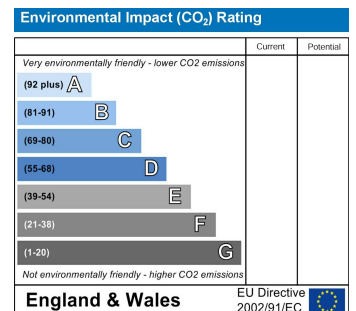
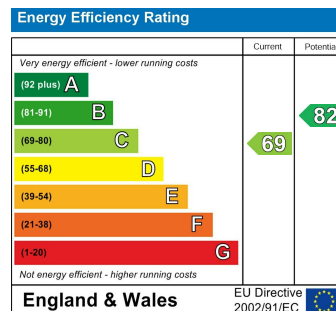
The vendor has advised the following:

Property Tenure is Freehold

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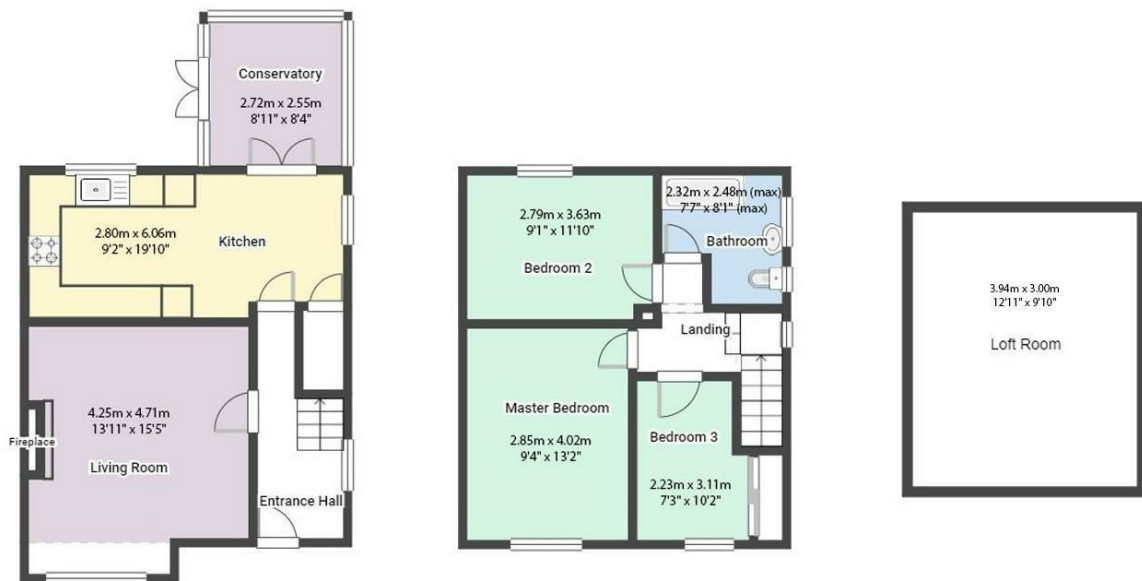
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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