

HoldenCopley

PREPARE TO BE MOVED

Shelford Road, Gedling, Nottinghamshire NG4 4JB

Guide Price £170,000 - £180,000

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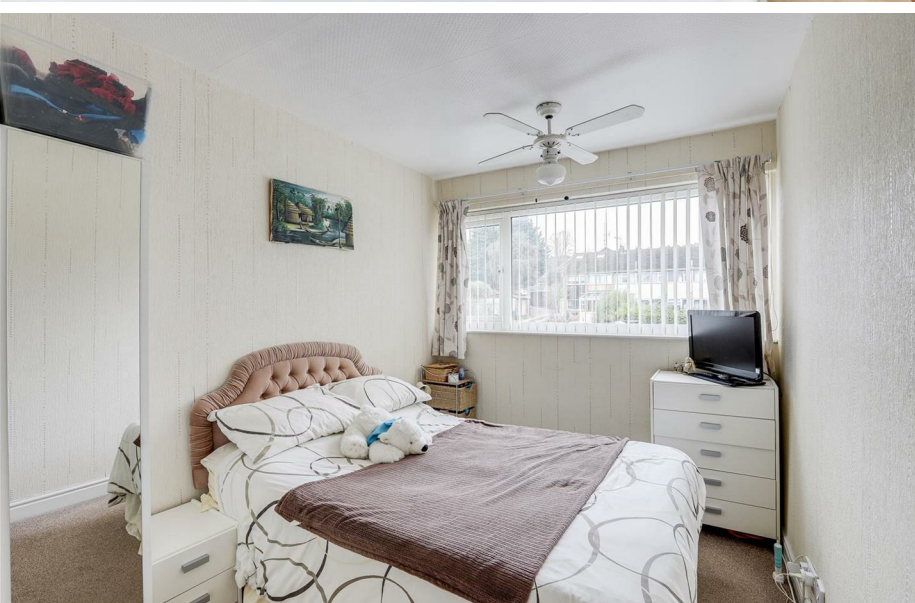
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IDEAL FOR FIRST-TIME BUYERS

Welcome to this three-bedroom mid-terraced house, perfect for first-time buyers. Nestled in a sought-after location, this property boasts proximity to local amenities, including shops, eateries, schools, and excellent commuting links. Step inside to discover a spacious reception room, seamlessly combining living and dining areas, offering the ideal space for relaxation and entertaining. The ground floor is further enhanced by a fitted kitchen, providing functionality. Ascending to the upper level, you'll find two double bedrooms alongside a versatile single bedroom, providing ample accommodation for families or those looking for additional space. Completing this level is a three-piece bathroom suite, offering comfort and convenience. Outside, the property presents a front garden adorned with plants and shrubs, adding to the curb appeal. To the rear, a low-maintenance garden awaits, featuring a decked seating area and patio, perfect for alfresco dining and entertaining. Additionally, an artificial lawn ensures easy upkeep, while gated access provides convenience to off-street parking.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Ideal For First-Time Buyers
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

6'5" x 3'8" (1.96m x 1.12m)

The porch has tiled flooring and a single UPVC door providing access to the accommodation.

Entrance Hall

7'8" x 2'11" (2.34m x 0.90m)

The entrance hall has carpeted flooring, a radiator, a dado rail and a single door providing access from the porch.

Living/Dining Room

25'0" x 11'7" (max) (7.64m x 3.54m (max))

The living/dining room has laminate wood-effect flooring, a radiator, coving to the ceiling, an in-built storage cupboard, a feature fireplace, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

Kitchen

9'9" x 6'5" (2.98m x 1.96m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and mixer tap, an integrated oven, an integrated hob, space and plumbing for a washing machine and dishwasher, partially tiled walls, a radiator, tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

8'3" x 6'5" (2.53m x 1.97m)

The landing has carpeted flooring, a dado rail, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

12'7" x 8'1" (max) (3.84m x 2.48m (max))

The main bedroom has laminate wood-effect flooring, coving to the ceiling, fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'2" x 8'1" (3.72m x 2.48m)

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

Bedroom Three

9'4" x 6'5" (max) (2.86m x 1.96m (max))

The third bedroom has laminate wood-effect flooring, a radiator, coving to the ceiling, an in-built storage cupboard,

Bathroom

6'7" x 6'4" (max) (2.03m x 1.95m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, an extractor fan, a heated towel rail, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

The front of the property has a block-paved pathway, decorative stones, plants and shrubs and courtesy lighting.

Rear

The rear of the property is a low-maintenance garden with a decked area, paved patio area, an artificial lawn, a shed, fence panelling and gated access to off-street parking.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest available

download speed at 1000Mbps and the highest upload speed at 220 Mbps

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 - Gedling Borough Council - Band A

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

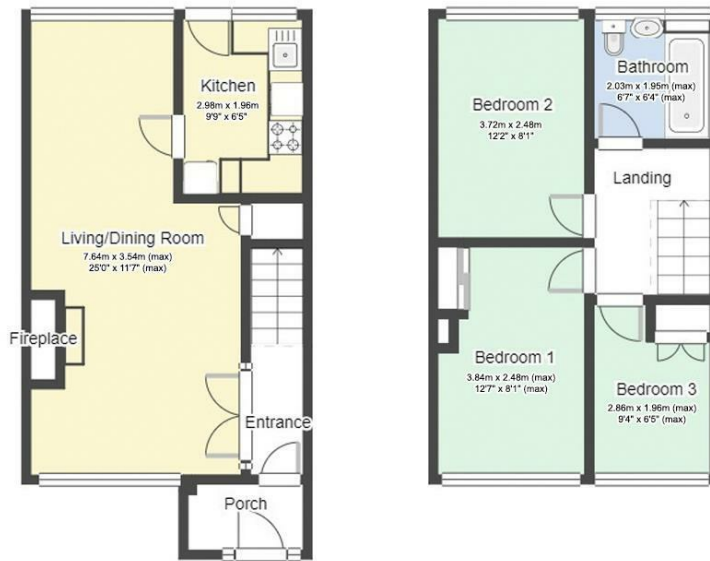
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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