

HoldenCopley

PREPARE TO BE MOVED

Harrington Close, Gedling, Nottinghamshire NG4 2PZ

Guide Price £250,000 - £260,000

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NO UPWARD CHAIN...

Welcome to this two-bedroom detached bungalow that holds endless potential for those looking to create their dream home. As you step into the entrance hall, you'll immediately sense the possibilities that await within. The spacious living room offers a comfortable retreat, while the adjacent dining room and fitted kitchen provide the perfect canvas for culinary inspiration. This residence comprises two generously sized bedrooms, each offering a tranquil space for rest and relaxation. The three-piece bathroom suite serves the two bedrooms. Externally, the property boasts a convenient driveway and garage, ensuring ample parking and storage options. The private enclosed garden invites you to enjoy outdoor moments in a serene setting, perfect for entertaining guests or simply unwinding in the fresh air. What sets this property apart is the absence of an upward chain, allowing for a smooth and hassle-free transition into your new abode. This property is situated in a sought after location just a stone's throw away from various local amenities including Gedling Country Park and regular bus links. Don't miss the chance to explore the untapped potential that this bungalow holds – a unique opportunity in the real estate market.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Dining Room
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

13'8" x 9'2" max (4.18 x 2.81 max)

The entrance hall has wooden flooring, a radiator, coving to the ceiling, an obscure window to the side elevation and a single door providing access into the accommodation

Living Room

18'1" x 12'0" (5.53 x 3.67)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a radiator, wall-mounted light fixtures, coving to the ceiling and a glass sliding door providing access to the rear garden

Dining Room

9'9" x 8'9" (2.99 x 2.69)

The dining room has wooden flooring, a radiator, coving to the ceiling and a window to the side elevation

Kitchen

9'8" x 8'11" (2.97 x 2.73)

The kitchen has a range of fitted base and wall units with worktops, a sink with a drainer, an integrated double oven, an integrated gas hob, an extractor hood, space for an under counter fridge, a radiator, tiled splashback, coving to the ceiling, wooden flooring, a window to the rear elevation and a single door providing access to the rear garden

Master Bedroom

13'10" x 10'10" (4.24 x 3.32)

The master bedroom has a range of fitted wardrobes, cupboards and drawer units, a radiator and a window to the front elevation

Bedroom Two

14'4" x 10'11" (4.37 x 3.33)

The second bedroom has wooden flooring, a radiator and a window to the front elevation

Bathroom

9'1" x 8'8" (2.77 x 2.65)

The bathroom has a low-level flush W/C, a pedestal wash basin, a fitted shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls and two obscure windows to the side elevation

OUTSIDE

Front

To the front of the property is a lawn, a range of plants and shrubs and to the side is a driveway with gated access to the garden and garage providing ample off-road parking

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a lawn, courtesy lighting and panelled fencing

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.

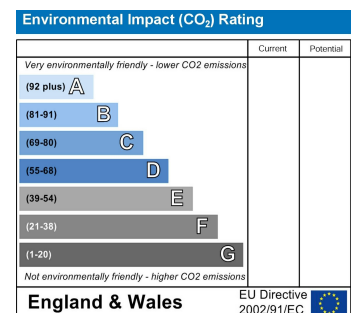
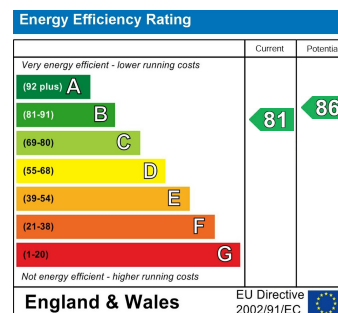
The vendor has advised the following:

Property Tenure is Freehold

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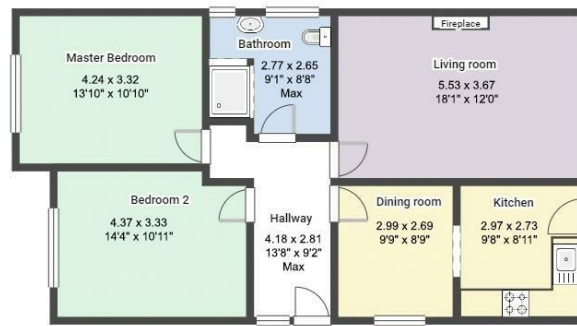
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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