

HoldenCopley

PREPARE TO BE MOVED

Priory Road, Gedling, Nottinghamshire NG4 3JZ

Guide Price £220,000 - £240,000

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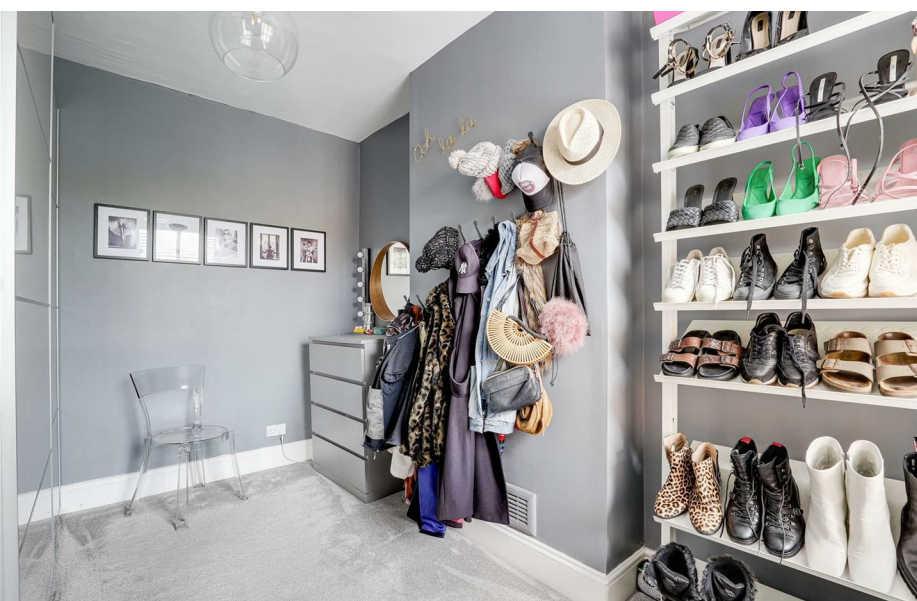
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LOCATION, LOCATION, LOCATION...

Nestled in a sought-after location, this three-bedroom mid-terrace house offers a delightful blend of comfort and convenience. This home, meticulously presented throughout, is ideally situated within close proximity to an array of local amenities, including the picturesque Gedling Country Park, shops, excellent transport links, and renowned schools, making it an irresistible choice for first-time buyers or growing families seeking a residence ready to be cherished and called home. Internally the accommodation comprises an entrance hall, two inviting reception rooms adorned with tasteful décor, a thoughtfully designed fitted kitchen and a luxurious four-piece bathroom suite, offering a haven of tranquillity. Ascending to the first floor, three good sized bedrooms await, each exuding a sense of serenity and offering comfortable retreats. Additional storage space is effortlessly accessed through a boarded loft, perfect for accommodating belongings. Outside, the property boasts on-street parking to the front, while to the rear, a private garden beckons with its tranquil ambiance, featuring a patio area ideal for al fresco dining and a well-maintained lawn.

MUST BE VIEWED





- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Integrated Appliances
- Four Piece Bathroom Suite
- Boarded Loft
- New Roof
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, a radiator, carpeted stairs and a single UPVC door with a stained glass insert providing access into the accommodation.

Living Room

10'8" x 14'1" (3.26m x 4.31m)

The living room has two double-glazed windows, a radiator, carpeted flooring, a feature fireplace with a decorative surround, a picture rail and double doors leading into the dining room.

Dining Room

12'9" x 10'10" (3.89m x 3.32m)

The dining room has laminate flooring, a radiator, a picture rail and double French doors that provide access to the garden.

Kitchen

8'11" x 8'2" (2.73m x 2.51m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated double oven, a gas hob with an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, partially tiled walls, an integrated wine cooler, a radiator, tiled flooring, recessed spotlights and a double-glazed window.

Bathroom

7'9" x 8'10" (2.37m x 2.70m)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure, a double ended freestanding bath with central taps, laminate flooring, partially tiled walls, a heated towel rail, an extractor fan and two double-glazed obscure windows.

FIRST FLOOR

Landing

The landing has carpeted flooring, a wooden banister, access to the boarded loft via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

11'3" x 13'10" (3.45m x 4.24m)

The main bedroom has two double-glazed windows, carpeted flooring and a radiator.

Bedroom Two

12'3" x 8'4" (3.74m x 2.56m)

The second bedroom has a double-glazed window, carpeted flooring and a radiator.

Bedroom Three

12'3" x 8'6" (3.75m x 2.60m)

The third bedroom has a double-glazed window, carpeted flooring and a radiator.

OUTSIDE

Front

To the front of the property is a small garden with a brick-wall boundary, along with the availability for on-street parking.

Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a raised lawn area, a patio area, a shed and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

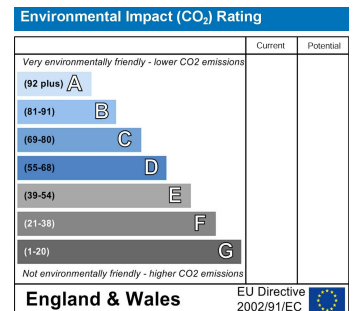
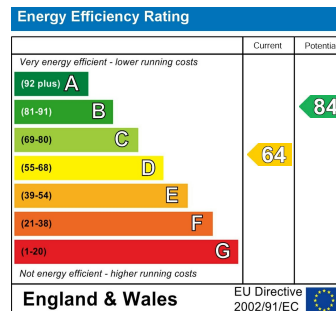
The vendor has advised the following:

Property Tenure is Freehold

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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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