

HoldenCopley

PREPARE TO BE MOVED

Florence Road, Gedling, Nottinghamshire NG4 2PL

Guide Price £195,000 - £220,000

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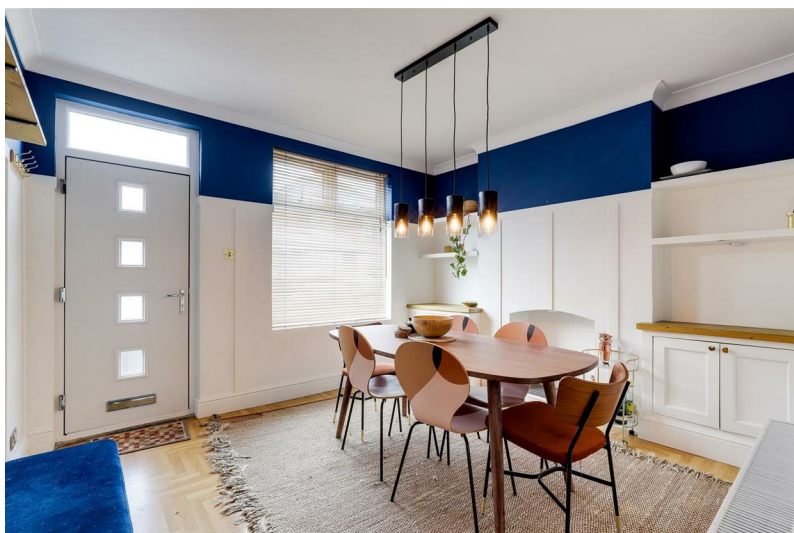
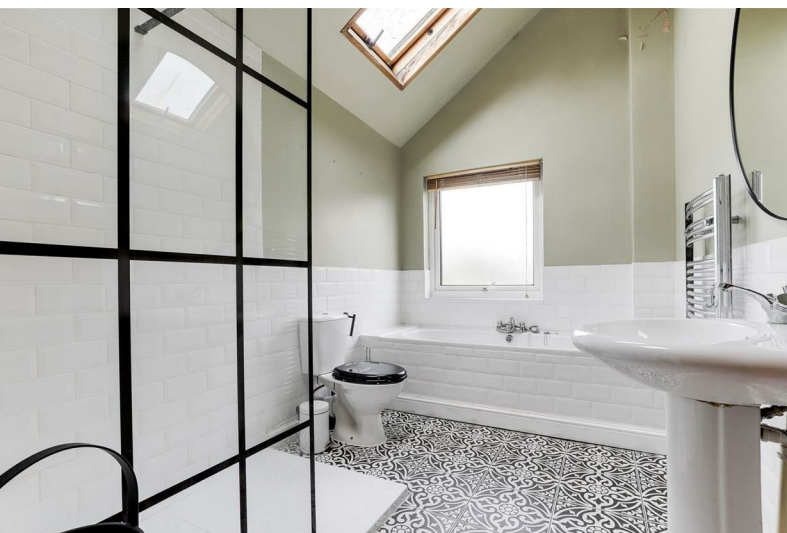


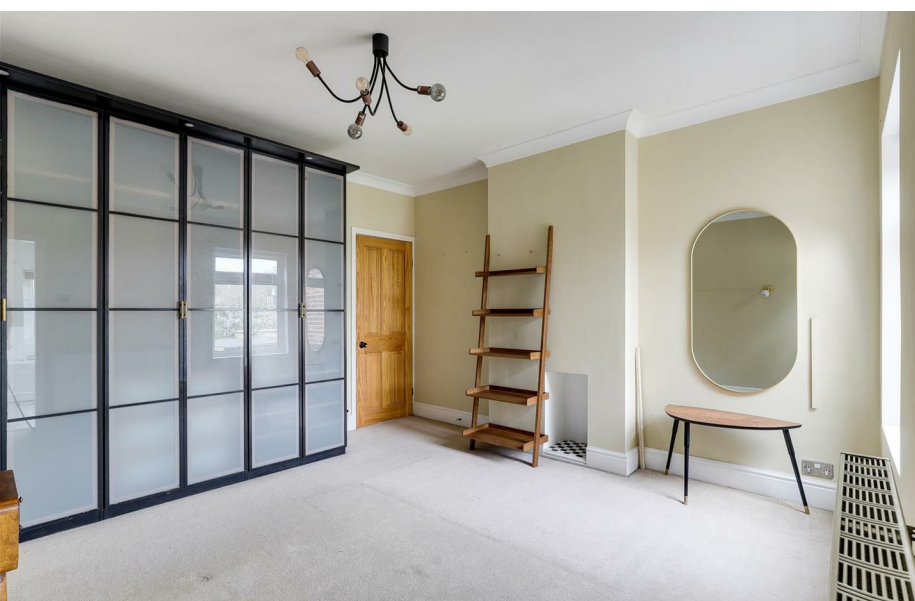
GUIDE PRICE: £195,000 - £215,000

MOVE-IN READY...

The end-terraced house stands benefits from being exceptionally well-presented and decorated throughout, resulting in a striking abode that exudes pride. Every corner of the property has been thoughtfully renovated, whilst being offered to the market with no upward chain, rendering it move-in ready. Internally, to the ground floor there are two inviting reception rooms, a contemporary kitchen, and a convenient utility W/C, which offer functional spaces for daily living. Ascending to the first floor reveals two generously proportioned double bedrooms, serviced by a chic four-piece bathroom suite. Outside, the property boasts a generously sized garden, with a large summer house, perfect for enjoying outdoor living to the fullest.

MUST BE VIEWED





- End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Contemporary Fitted Kitchen
- Utility & W/C
- Stylish Four-Piece Bathroom Suite
- Generous Sized Garden
- Double Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Dining Room

12'4" x 11'1" (3.77 x 3.39)

The dining room has parquet-style flooring, a UPVC double-glazed window to the front elevation, coving to the ceiling, panelled feature walls, a radiator, a recessed chimney breast alcove with fitted storage in the alcove, and a composite door providing access into the accommodation.

Stairs

2'7" x 2'6" (0.81 x 0.78)

This space has parquet-style flooring, and wooden stairs leading to the first floor.

Living Room

12'9" x 12'4" (3.91 x 3.76)

The living room has parquet-style flooring, a recessed chimney breast alcove with a log-burner and decorative surround, panelled feature walls, coving to the ceiling, a radiator, and a single UPVC door providing access into the accommodation.

Kitchen

15'9" x 6'11" (4.82 x 2.12)

The kitchen has a range of fitted shaker-style base units with marble-effect worktops, a ceramic sink and a half with a drainer and a brass swan neck mixer tap, an integrated oven with a five-ring gas hob and extractor fan, space for an American-style fridge freezer, tiled flooring, recessed spotlights, tiled splashback, a Velux window, UPVC double-glazed windows to the side elevation and a single UPVC door to access the rear garden.

Utility & W/C

6'9" x 4'4" (2.08 x 1.34)

This space has a low level dual flush W/C, a pedestal wash basin, fitted storage units with a worktop, an extractor fan, tiled flooring, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

2'9" x 2'6" (0.85 x 0.78)

The landing has recessed spotlights, a UPVC double-glazed obscure window to the side elevation, and provides access to the first floor accommodation

Master Bedroom

12'9" x 12'4" (3.91 x 3.77)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, a recessed wall alcove, and access into the en-suite bathroom.

En-Suite Bathroom

10'1" x 6'11" (3.09 x 2.13)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a double-ended tiled bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, two Velux windows and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

12'4" x 11'1" (3.77 x 3.40)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, wall-mounted shelves, a radiator, a recessed chimney breast alcove, and an in-built cupboard.

OUTSIDE

Front

To the front of the property is on-street parking.

Rear

To the rear of the property is a private enclosed garden with a block-paved patio area, a lawn, a range of plants and shrubs, an outdoor tap, fence panelling, a decked seating area and access into the double garage.

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 – Medium risk of flooding

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.

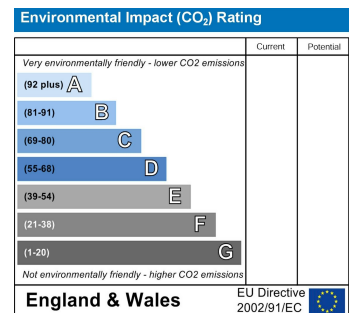
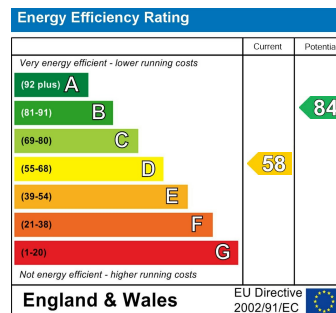
The vendor has advised the following:

Property Tenure is Freehold

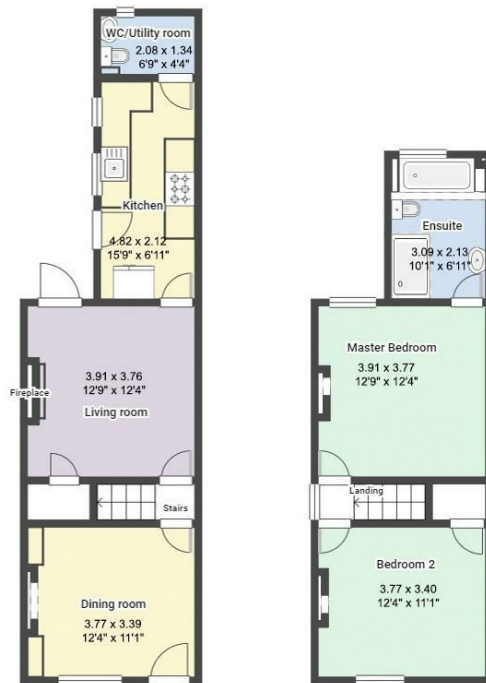
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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