

# HoldenCopley

PREPARE TO BE MOVED

Phoenix Avenue, Gedling, Nottinghamshire NG4 4DT

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**Guide Price £160,000**



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GUIDE PRICE £160,000 - £180,000

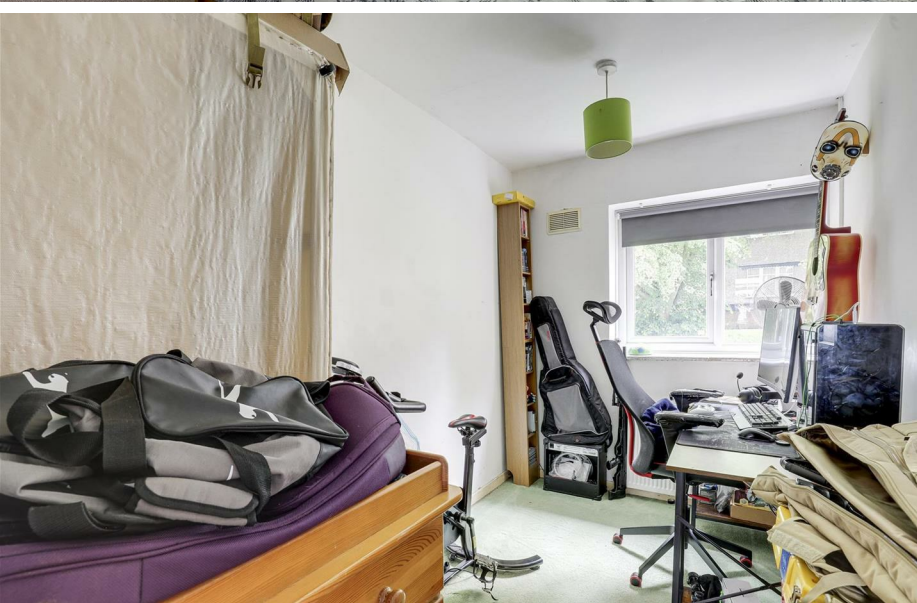
IDEAL FOR FIRST-TIME BUYERS...

Welcome to this three-bedroom mid-terraced house, perfect for first-time buyers. Situated in a popular location, this home is close to a variety of local amenities including shops, eateries, schools, and excellent commuting links. As you step inside, you are greeted by a spacious reception room, bathed in natural light from windows on both sides, creating a bright and welcoming atmosphere. Next, you'll find a well-fitted kitchen with ample storage and countertop space, perfect for all your culinary needs. Completing the ground floor is a convenient utility room, adding to the home's functionality. The upper level features two double bedrooms and a single bedroom, providing comfortable living spaces for the whole family. A three-piece bathroom suite serves this level, ensuring comfort and convenience. Outside, the front of the property offers access to off street parking and a garden area with a lawn, complemented by plants and shrubs. To the rear, you'll discover a delightful outdoor space with a patio seating area and steps leading down to a decked seating area, perfect for relaxing and entertaining, along with off-road parking beyond the garden. The property also benefits from solar panels, a solar battery and internal wall insulations, providing an eco-friendly and cost-effective energy solution.

MUST BE VIEWED







- Mid-Terraced House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- Enclosed Rear Garden
- Owned Solar Panels
- Off-Road Parking To The Rear
- Popular Location











## GROUND FLOOR

### Entrance

The entrance hall has laminate wood-effect flooring, a vertical radiator and a single composite door providing access into the accommodation.

### Living Room

19'5" x 10'11" (5.94m x 3.35m)

The living room has laminate wood-effect flooring, two radiators, a decorative fireplace and two UPVC double-glazed windows to the front and rear elevations.

### Kitchen

16'5" x 10'7" (5.02m x 3.24m)

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

### Utility Room

3'10" x 3'3" (1.19m x 1.00m)

The utility room has space for a tumble dryer, ample storage space and gated access to the front of the property.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built storage cupboard, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting.

### Master Bedroom

11'2" x 10'11" (3.41m x 3.34m)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

### Bedroom Two

13'2" x 7'11" (4.02m x 2.42m)

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

### Bedroom Three

10'10" x 6'0" (3.31m x 1.83m)

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

### Bathroom

7'1" x 5'1" (2.17m x 1.57m)

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

## OUTSIDE

### Front

To the front of the property is access to on-street parking, a garden area with a lawn, plants and shrubs and hedger border boundary.

### Rear

To the rear of the property is an enclosed garden with a patio area steps leading down to a decked seating area, along with off-road parking beyond the garden.

## 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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – Yes - Concrete Prefab

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.

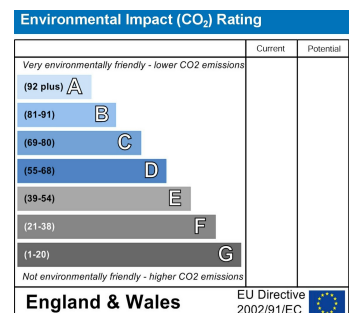
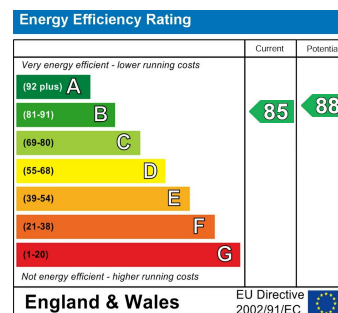
The vendor has advised the following:

Property Tenure is Freehold

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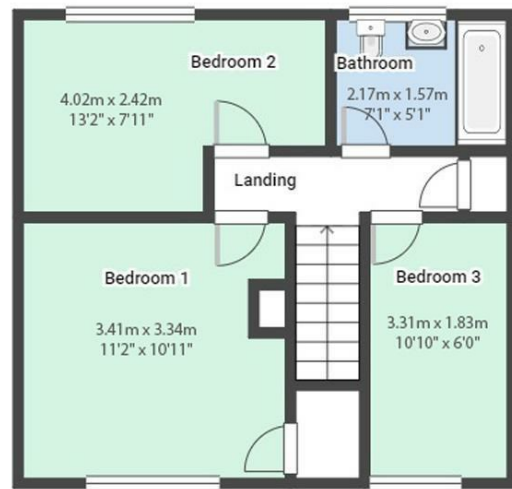
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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