

HoldenCopley

PREPARE TO BE MOVED

Rutland Road, Gedling, Nottinghamshire NG4 4HT

Guide Price £230,000 - £250,000

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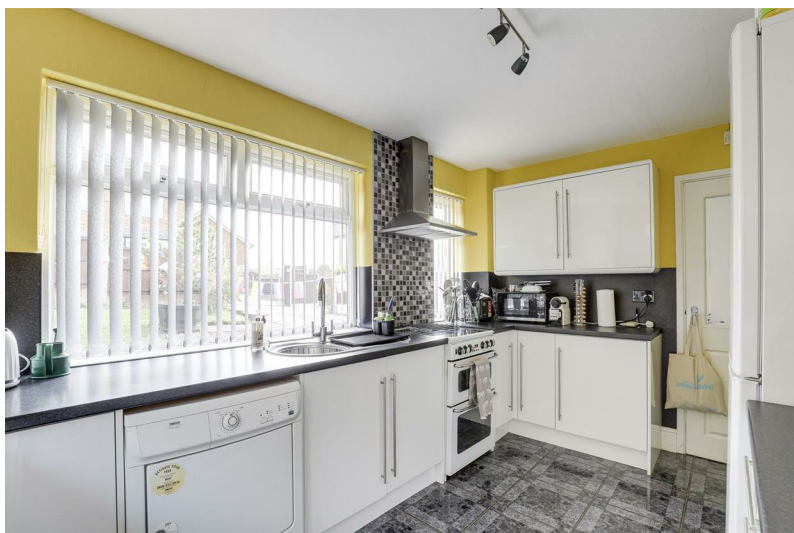


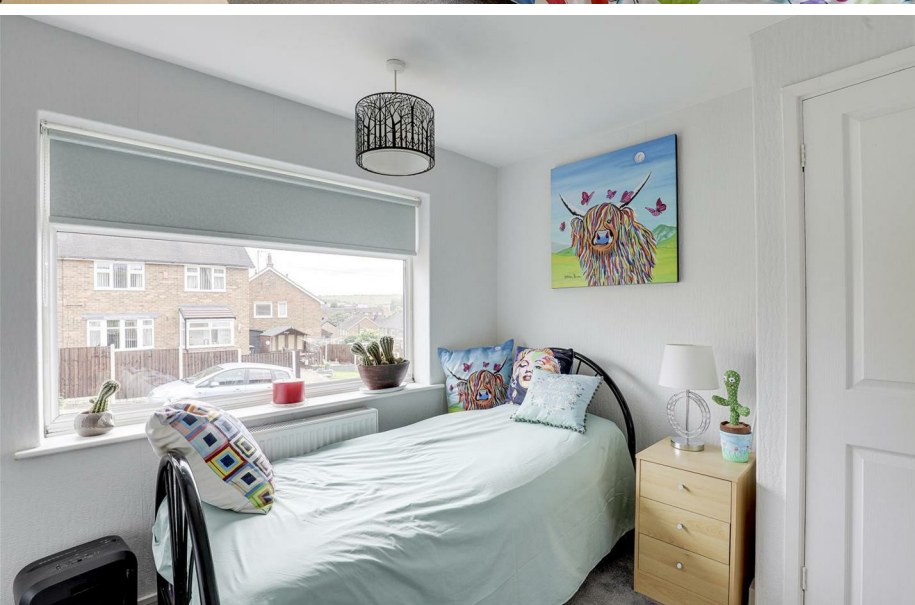
GUIDE PRICE £230,000 - £250,000

NO UPPER CHAIN

This three-bedroom semi-detached house offers deceptively spacious accommodation in a highly sought-after location. Situated close to various local amenities, including Gedling Country Park, shops, excellent transport links and top-rated school catchments, this property provides both convenience and comfort. The ground floor features an entrance, a spacious living room perfect for relaxation and entertaining and a well-appointed fitted kitchen. The first floor comprises three bedrooms, a two-piece bathroom suite, a separate W/C and access to a boarded loft for additional storage. Outside, the property boasts a driveway at the front, while the rear offers a private garden with a patio area featuring an electric awning, a lawn, two sheds and a greenhouse, making it an ideal space for outdoor activities and gardening enthusiasts.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Two Piece Bathroom Suite
- Separate W/C
- Driveway
- Private Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

The entrance has carpeted flooring and stairs, a radiator, an under stairs cupboard, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Kitchen

13'5" x 8'6" (4.09m x 2.60m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, an extractor hood, space for a fridge-freezer, space and plumbing for a washing machine and dishwasher, a stainless steel sink with a drainer and a swan neck mixer tap, tiled flooring, partially tiled walls, a radiator, a UPVC double-glazed window to the front elevation, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access out to the garden.

Living Room

23'0" x 11'11" (7.02m x 3.64m)

The living room has three UPVC double-glazed windows to the rear and side elevation, carpeted flooring, a radiator and a feature fireplace with a decorative surround.

FIRST FLOOR

Landing

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

Master Bedroom

11'11" x 11'10" (3.64m x 3.63m)

The main bedroom has two UPVC double-glazed windows to the rear and side elevation, carpeted flooring, a radiator and fitted mirrored wardrobes with drawers.

Bedroom Two

11'11" x 10'9" (3.65m x 3.28m)

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

Bedroom Three

9'0" x 8'7" (2.75m x 2.62m)

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

Bathroom

6'2" x 5'5" (1.88m x 1.66m)

The bathroom has a pedestal wash basin, a fitted shower enclosure, tiled flooring and walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the front elevation.

W/C

This space has a low level flush W/C, tiled flooring and walls and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway, a garden with a lawn, various plants and a fence panelled boundary.

Rear

To the rear of the property is private enclosed garden with a fence panelled boundary, a patio with an outdoor electric awning, a lawn, various plants, two sheds and a greenhouse.

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 - Superfast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G, most 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

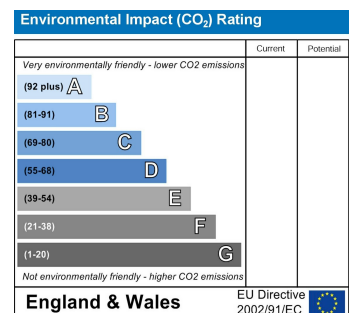
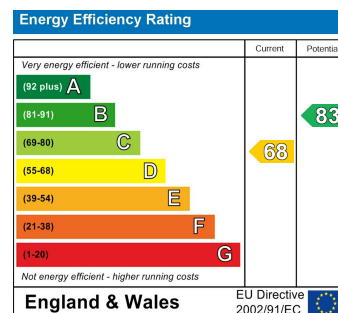
The vendor has advised the following:

Property Tenure is Freehold

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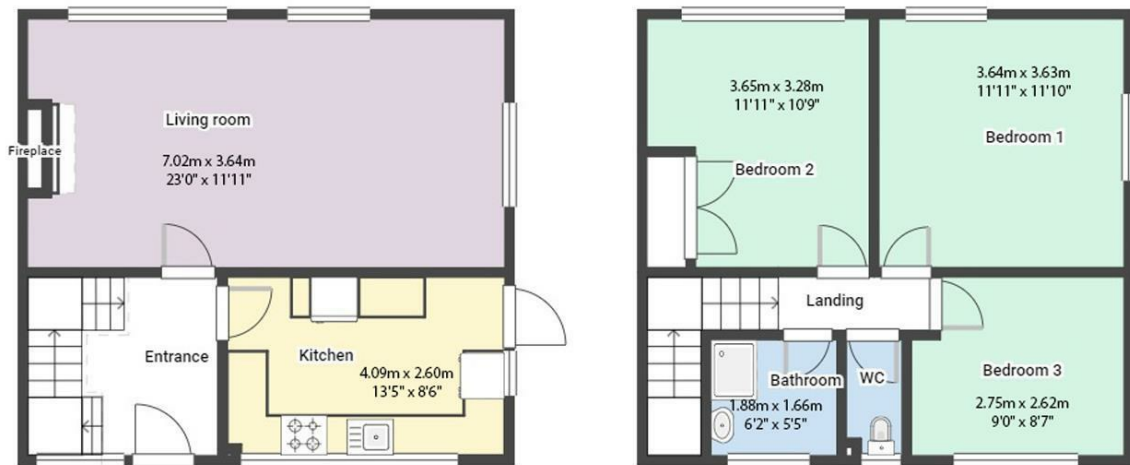
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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