

HoldenCopley

PREPARE TO BE MOVED

Perlethorpe Avenue, Gedling, Nottinghamshire NG4 4GG

Guide Price £200,000

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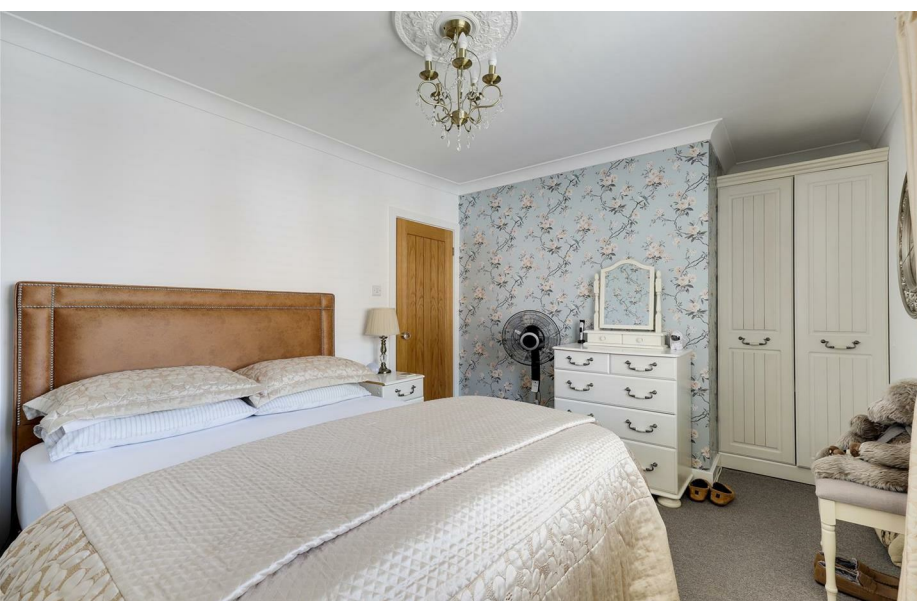
GUIDE PRICE: £200,000 - £230,000

WELL-PRESENTED THROUGHOUT...

This well-presented two-bedroom semi-detached house is situated in a popular location, close to a range of local amenities including shops, eateries, schools, and excellent commuting links. Inside, the hallway provides access to a welcoming reception room, featuring wooden cladding walls and a large bay window that fills the space with natural light. The modern kitchen is perfect for your culinary needs, equipped with contemporary fixtures. This space is also bathed in natural light, thanks to a window and bi-folding doors that open out to the rear garden. The upper level boasts two spacious double bedrooms and a stylish bathroom, providing comfort and modern living. Outside, the front of the property offers access to on-street parking and a garden area. The rear garden is enclosed and low-maintenance, featuring a patio seating area, decorative borders, a wooden gazebo, and steps leading down to a gravel area adorned with a variety of plants and shrubs.

MUST BE VIEWED!





- Semi-Detached House
- Two Double Bedrooms
- Reception Room
- Modern Kitchen
- Stylish Bathroom
- On-Street Parking
- Low-Maintenance Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

4'1" x 3'11" (1.26 x 1.21)

The hallway has tiled flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

15'0" x 13'4" (4.59 x 4.08)

The living room has carpeted flooring, partially wooden cladding walls, ceiling coving, a ceiling rose, a feature fireplace with a decorative surround and a UPVC double-glazed bay window with a fitted shutter to the front elevation.

Kitchen

16'7" x 10'4" (5.08 x 3.16)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated oven & hob, space and plumbing for a washing machine & dishwasher, a feature breakfast bar island, partially tiled walls, a vertical radiator, ceiling coving, a recessed chimney breast alcove with an exposed brick surround, partially wooden cladding walls, exposed wooden ceiling beams, tiled flooring, a UPVC double-glazed window to the rear elevation and bi-folding doors that open out to the rear garden.

FIRST FLOOR

Landing

8'7" x 3'1" (2.62 x 0.94)

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation and access to the first floor accommodation.

Master Bedroom

14'10" x 10'2" (4.54 x 3.10)

The main bedroom has carpeted flooring, a radiator, ceiling coving, a ceiling rose and a UPVC double-glazed window with fitted shutters to the front elevation.

Bedroom Two

15'0" x 9'5" (4.58 x 2.89)

The second bedroom has carpeted flooring, a radiator, ceiling coving, access to the loft and a UPVC double-glazed window to the front elevation.

Bathroom

11'7" x 6'9" (3.54 x 2.06)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a freestanding double-ended bath with central taps, a heated towel rail, recessed spotlights, tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking, gated access to the rear garden and fence panelling boundary's,

Rear

To the rear is an enclosed low-maintenance garden with a paved patio area, decorative stone borders, a wooden Gazebo, steps leading down to a gravel area with a range of plants and shrubs, two sheds, and fence panelling boundary's.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

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 & 5G

Sewage – Mains Supply

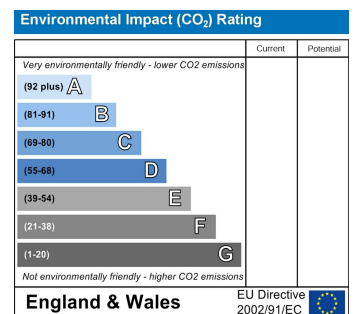
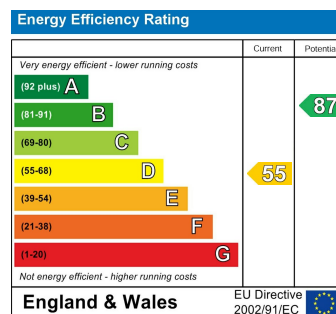
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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