

HoldenCopley

PREPARE TO BE MOVED

Rutland Road, Gedling, Nottinghamshire NG4 4JQ

Offers Over £205,000 - £255,000

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NO UPWARD CHAIN...

This three-bedroom semi-detached house offers spacious accommodation and has recently been updated with new flooring. Situated in the popular area of Gedling, it is close to a variety of amenities such as shops, eateries, and transport links, making it an ideal family home. As you step inside, you'll find a welcoming hall that leads to a spacious reception room, perfect for relaxing and entertaining. The modern fitted kitchen caters to all your culinary needs. On the first floor, three well-sized bedrooms are serviced by a stylish three-piece family bathroom suite. Outside, the front of the property offers on-street parking and access to a garage, along with a lovely garden area. The rear of the house features a private, enclosed garden with a lawn, a patio seating area, and decorative plants and shrubs, creating a perfect space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Stylish Bathroom
- Garage & On-Street Parking
- Private Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'6" x 7'6" (1.68m x 2.31m)

The entrance hall has wood effect flooring and carpeted stairs, a radiator, and a UPVC double glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

20'9" x 11'10" (6.35m x 3.63m)

The living room has wood effect flooring, two radiators, a recessed chimney breast with a feature fireplace, tiled hearth and mantelpiece, TV point and UPVC double glazed French doors providing access to the rear garden.

Kitchen

10'6" x 14'11" (3.22m x 4.55m)

The kitchen has, a range of fitted wall and base units with worktops, a sink with drainer and a mixer tap, an integrated oven, gas hob and extractor fan, space and plumbing for a washing machine & dishwasher, tiled flooring, partially tiled walls, a radiator, a UPVC double glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

14'3" x 2'7" (4.35m x 0.81m)

The landing has carpeted flooring, UPVC double glazed window to the front elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

11'11" x 11'4" (3.64m x 3.46m)

The main bedroom has carpeted flooring, radiator, TV point and a UPVC double glazed window to the front elevation.

Bedroom Two

11'11" x 9'4" (3.64m x 2.85m)

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

Bedroom Three

6'3" x 10'5" (1.93m x 3.20m)

The third bedroom has carpeted flooring, radiator, TV point and a UPVC double glazed window to the rear elevation.

Bathroom

8'2" x 7'5" (2.49m x 2.28m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with mixer taps, a corner shower enclosure with a shower fixture, partially tiled walls, a heated towel rail, tile effect flooring, recessed spotlights, extractor fan, access to an in-built storage cupboard and two UPVC double glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is access to the garage, a lawn, a pathway and decorative plants and shrubs.

Rear

To the rear is a rear private enclosed garden with a lawn, pebbled area, decorative plants and shrubs with a fence surround

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 - The is a medium risk flood area.

Flood Defenses – No

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.

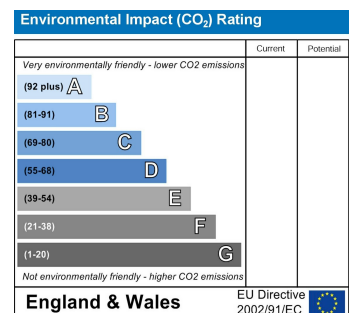
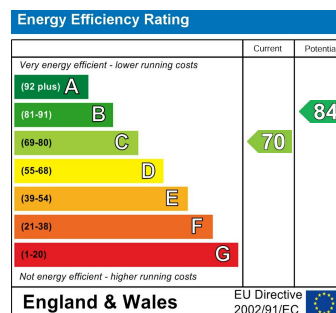
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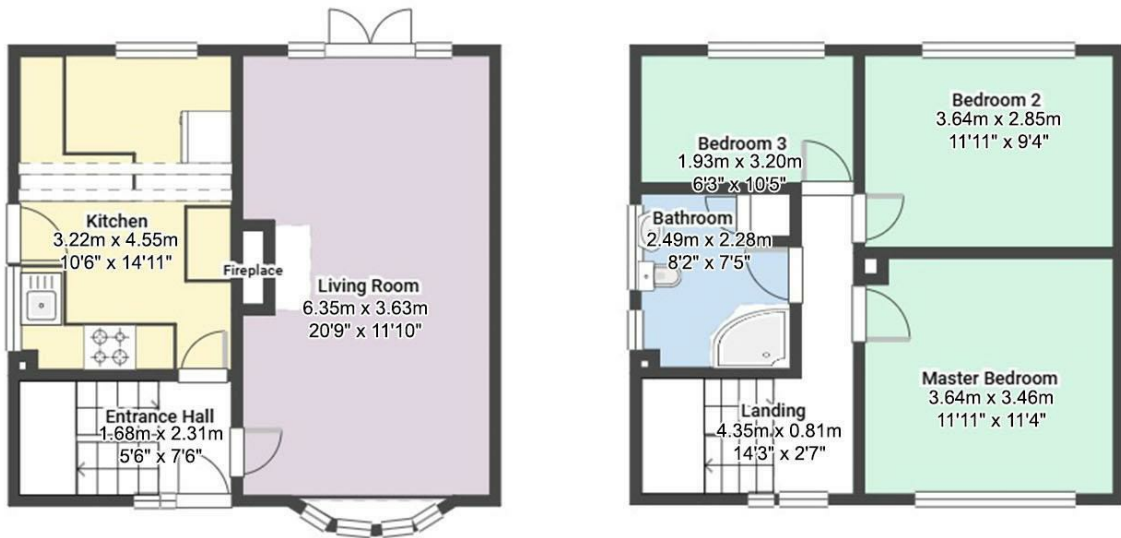
Property Tenure is Freehold

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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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