

# HoldenCopley

PREPARE TO BE MOVED

Thoresby Avenue, Gedling, Nottinghamshire NG4 4FP

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**Guide Price £210,000 - £235,000**



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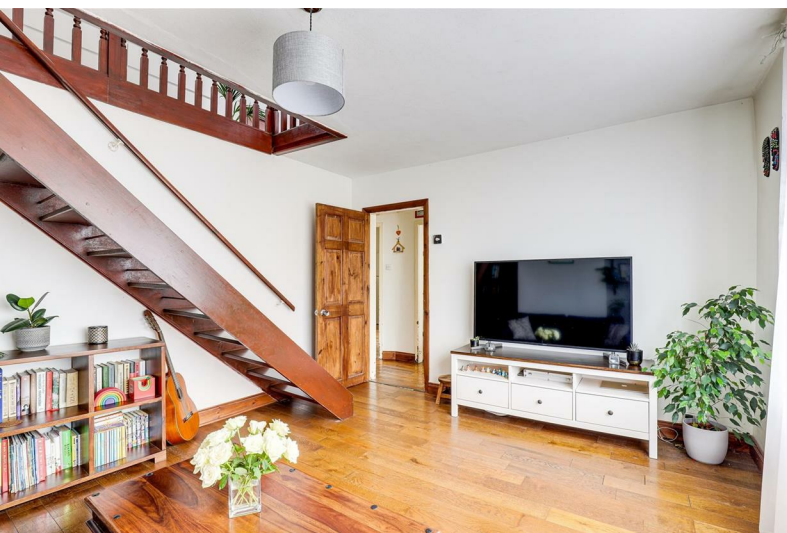


GUIDE PRICE £210,000 - £230,000

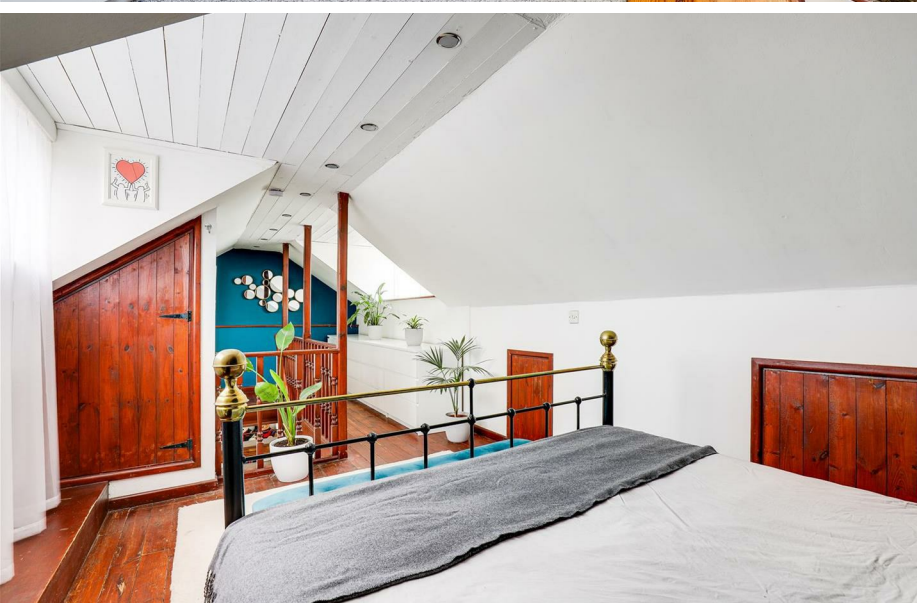
WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached bungalow is situated in a popular location, close to a range of local amenities including shops, eateries, schools, and excellent commuting links. Upon entering, the entrance hall leads to a bright and welcoming reception room, filled with natural light from the large window. The kitchen offers ample space for a dining table and chairs, making it a perfect spot for family meals. The ground floor features two spacious double bedrooms and a modern three-piece bathroom suite. The upper floor hosts an additional double bedroom. Outside, the front of the property includes a driveway providing off-road parking and a garden area with a well-kept lawn and various plants and shrubs. The enclosed rear garden features a patio seating area with steps leading up to a garden section adorned with a variety of plants and shrubs, offering a peaceful outdoor space.

MUST BE VIEWED!







- Semi-Detached Bungalow
- Three Bedrooms
- Reception Room
- Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

15'2" x 3'2" (4.64m x 0.97m)

The entrance hall has wooden flooring, a radiator and a single UPVC door providing access into the accommodation.

### Living Room

11'10" x 14'11" (3.61m x 4.56m)

The living room has wooden flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Kitchen

14'0" x 9'11" (4.28m x 3.03m)

The kitchen has a range of base and wall units with wooden worktops, a double Belfast sink with a mixer taps, space for a cooker, dishwasher & fridge freezer, a radiator, wooden flooring, two UPVC double-glazed windows to the rear and side elevation and a single UPVC door providing access to the rear garden.

### Bedroom Two

11'11" x 12'0" (3.64m x 3.68m)

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

### Bedroom Three

9'10" x 9'0" (3.02m x 2.75m)

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

### Bathroom

7'1" x 6'6" (2.16m x 1.98m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a cast iron double-ended bath with central taps and an overhead rainfall shower and a handheld shower head, a heated towel rail, wooden flooring, space and plumbing for a washing machine, a wall-mounted boiler and a UPVC double-glazed obscure window to the rear elevation.

## FIRST FLOOR

### Landing

3'11" x 11'10" (1.20m x 3.61m)

The landing has wooden flooring, recessed spotlights and a UPVC double-glazed window to the rear elevation.

### Master Bedroom

9'10" x 14'0" (3.02m x 4.29m)

The main bedroom has wooden flooring, storage in the eaves, an in-built storage cupboard, recessed spotlights and a UPVC double-glazed window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking, a garden area with a lawn, plants and shrubs and a brick wall boundary's.

### Rear

To the rear is an enclosed garden with a patio seating area, steps leading up to a range with a variety of plants and shrubs. a brick-built shed, hedge borders and fence panelling boundary's.

## 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

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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:

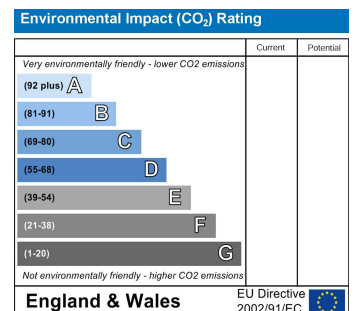
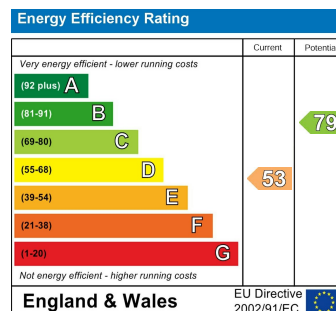
Property Tenure is Freehold

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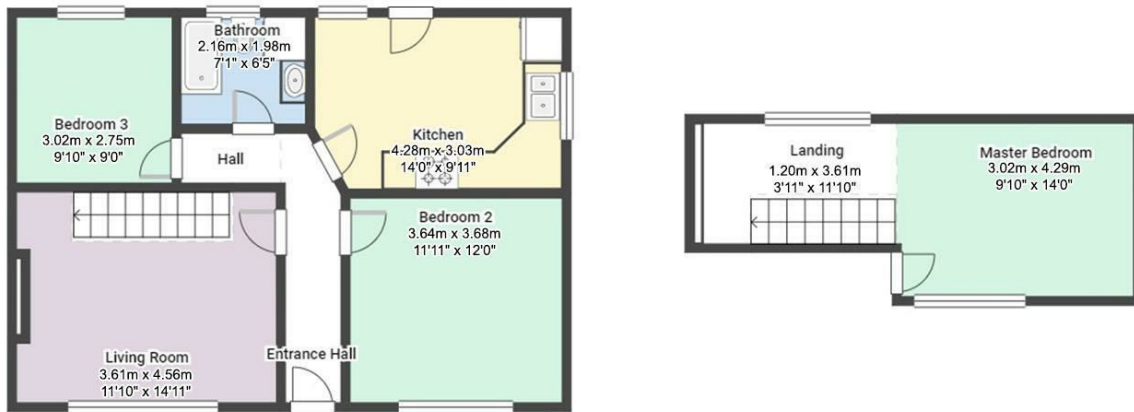
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.







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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