

# HoldenCopley

PREPARE TO BE MOVED

Florence Crescent, Gedling, Nottinghamshire NG4 2QJ

---

£200,000



Florence Crescent, Gedling, Nottinghamshire NG4 2PJ





## NO UPWARD CHAIN...

This well-maintained two-bedroom semi-detached house, offered to the market with no upward chain, is the perfect opportunity for a range of buyers looking to move straight in. Situated in a quiet cul-de-sac in the sought-after Gedling location, this home enjoys close proximity to local amenities, including Gedling Country Park, excellent commuting links, local shops, and great school catchments. The ground floor welcomes you with an entrance hall leading to a bright bay-fronted living room, a dining room that flows seamlessly into the open-plan kitchen, and a convenient wet room style shower. Upstairs, two good-sized bedrooms provide comfort and space, serviced by a bathroom suite. Outside, the property boasts a driveway at the front, offering ample off-road parking, with double gated access to the rear for additional parking options. The generous-sized rear garden is perfect for outdoor entertaining and relaxation, making this house an ideal home for its next owners.

MUST BE VIEWED







- Semi-Detached House
- Two Bedrooms
- Bay-Fronted Living Room
- Open Plan Kitchen & Diner
- Bathroom & Ground Floor Wet Room
- Ample Off-Road Parking
- Fantastic Sized Well-Maintained Garden
- Quiet Cul-De-Sac
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

3'5" x 3'3" (1.06m x 1.01m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, wall-mounted cloak hooks, and a single wooden door with glass inserts providing access into the accommodation.

### Living Room

11'10" x 11'8" (3.61m x 3.56m)

The living room has a double-glazed bay window to the front elevation, wood-effect flooring, a radiator, a ceiling rose, a TV point, and a wall-mounted electric fire.

### Hall

6'0" x 2'10" (1.84m x 0.88m)

The inner hall has carpeted flooring, a radiator, an in-built under-stair cupboard, and a single door providing side access.

### Dining Room

8'10" x 8'9" (2.69m x 2.67m)

The dining room has wood-effect flooring, panelled walls, a radiator, in-built cupboards, and open plan to the kitchen.

### Kitchen

6'11" x 8'2" (2.11m x 2.49m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap, an instant hot water tap and a drainer, an integrated oven, an electric hob with an extractor fan, space and plumbing for a washing machine, space for an under-counter fridge, tiled flooring, tiled splashback, and a UPVC double-glazed window to the rear elevation.

### Wet Room

7'0" x 7'1" (2.13m x 2.16m)

The wet-room has a low level dual flush W/C, a pedestal wash basin, a wall-mounted electric shower fixture, fully tiled walls, grab handles, vinyl flooring, a heated towel rail, an extractor fan, and a UPVC double-glazed window to the rear elevation.

## FIRST FLOOR

### Landing

6'0" x 2'8" (1.85m x 0.82m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access to the loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Master Bedroom

10'1" x 11'10" (3.07m x 3.61m)

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

### Bedroom Two

7'11" x 10'4" (2.41m x 3.15m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, and a water tank.

### Bathroom

5'10" x 5'5" (1.78m x 1.65m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a heated towel rail, vinyl flooring, partially tiled walls, a radiator, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing ample off-road parking, and double gated access to the garden and further off-road parking.

### Rear

To the rear of the property is an enclosed garden with a patio area providing further off-road parking, a wooden pergola lean-to, a large lawn, a timber-built shed, established trees, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Medium risk for Rivers and the sea / Low for Surface water

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.

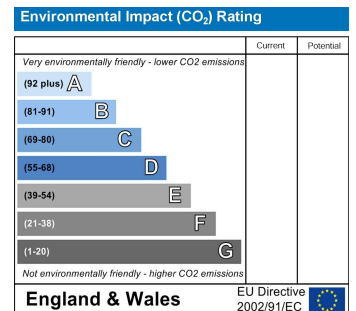
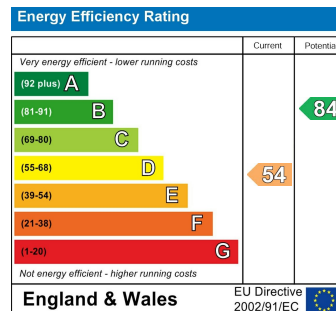
The vendor has advised the following:

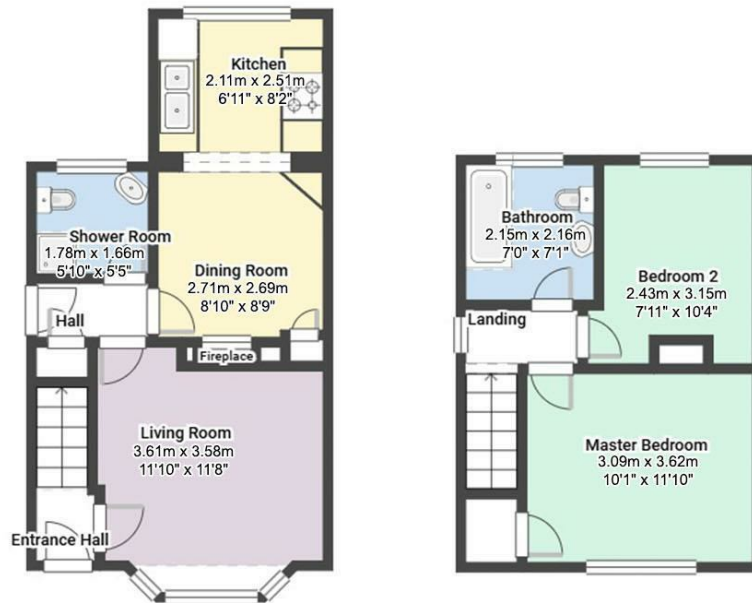
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees: 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.





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.  
© HoldenCopley

**0115 7734300**

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk