

# HoldenCopley

PREPARE TO BE MOVED

Rosa Court, Gedling, Nottinghamshire NG4 3LT

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**Guide Price £280,000 - £320,000**



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GUIDE PRICE: £280,000 - £300,000

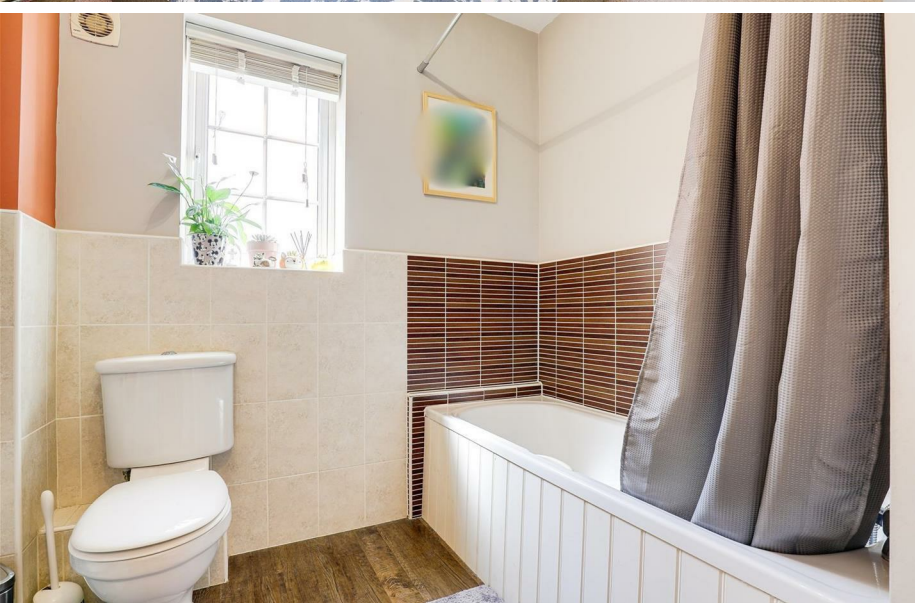
SEMI DETACHED HOUSE...

Nestled in a desirable and popular location, this three-storey semi-detached house is perfect for a growing family. Located within a small, quiet court area with similar properties, it offers a welcoming community atmosphere while being conveniently close to local amenities, including shops, schools, and more. The ground floor features an inviting entrance hall leading to a spacious living room, a modern fitted kitchen with double French doors that open out to the rear garden, and a convenient ground floor W/C. The first floor comprises three well-proportioned bedrooms and a three-piece bathroom suite. The second floor is dedicated to the master bedroom, complete with an en-suite for added privacy and comfort. Externally, the property boasts a block-paved driveway at the front and gated access to the rear. The enclosed south facing rear garden is a delightful space, featuring a patio area, an artificial lawn, a shed for storage, and a fence panelled boundary, ensuring both security and seclusion. This semi-detached house offers a perfect blend of comfort, convenience, and community, making it an ideal choice for families looking to settle in a sought-after area.

MUST BE VIEWED

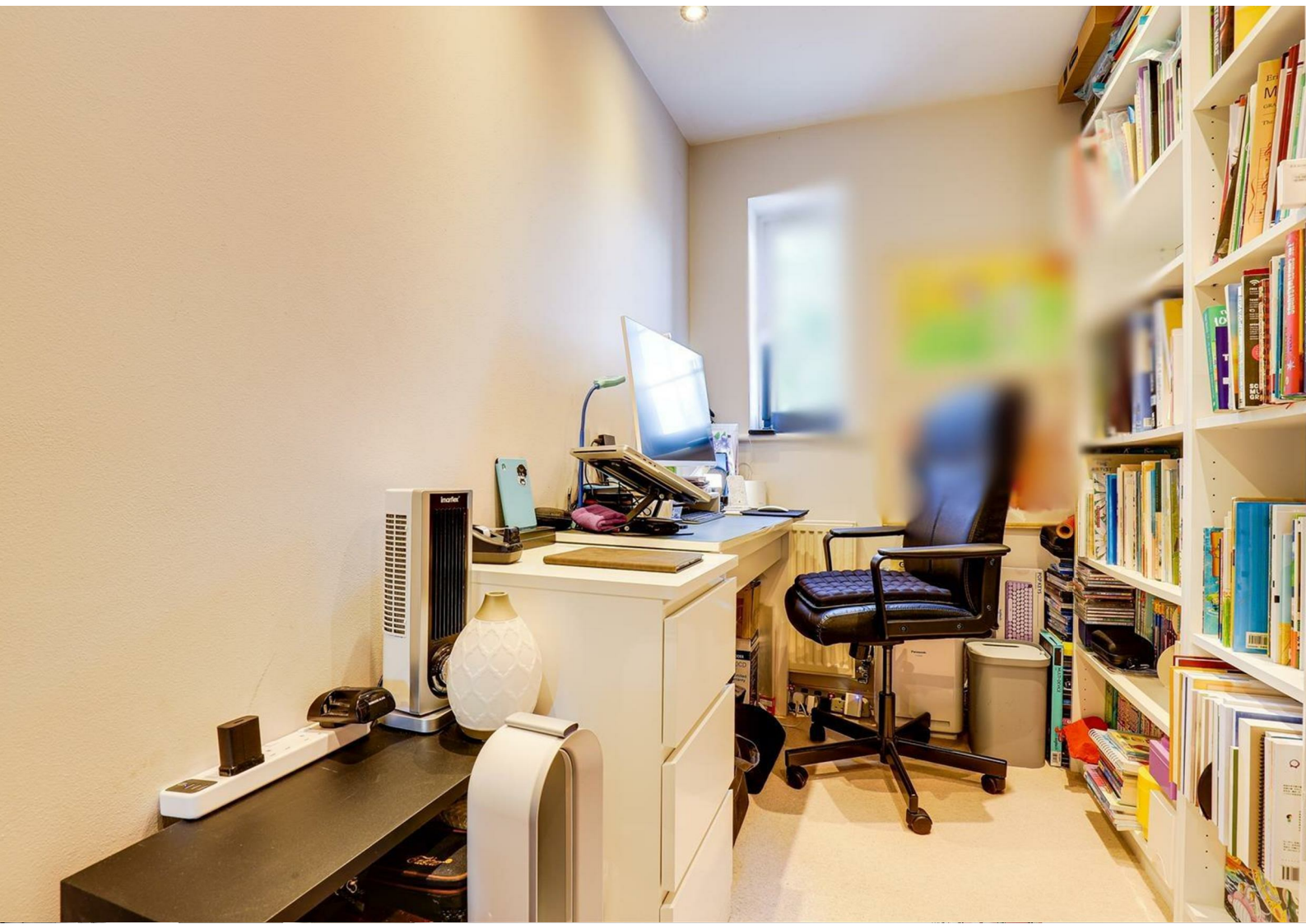






- Semi Detached House
- Four Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Off-Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

10'7" x 5'6" (3.24m x 1.68m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

### W/C

5'5" x 3'2" (1.67m x 0.99m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a radiator, partially tiled walls, and wood-effect flooring.

### Living Room

15'8" x 10'5" (4.79m x 3.19m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, coving to the ceiling, and carpeted flooring.

### Kitchen

10'6" x 13'11" (3.22m x 4.26m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, spotlights to the kick boarding, recessed spotlights, space for a dining table, an in-built cupboard, a radiator, tiled splashback, wood-effect flooring, two UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

13'10" x 3'0" (4.23m x 0.92m)

The landing has carpeted flooring, an in-built cupboard, a radiator, and access to the first floor accommodation.

### Bedroom Two

13'11" x 9'2" (4.26m x 2.80m)

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

### Bedroom Three

9'0" x 7'1" (2.76m x 2.17m)

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

### Bedroom Four

5'6" x 10'4" (1.68m x 3.17m)

The fourth bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

### Bathroom

6'5" x 7'8" (1.96m x 2.35m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, an extractor fan, tiled splashback, and wood-effect flooring.

## SECOND FLOOR

### Master Bedroom

14'0" x 20'5" (4.29m x 6.23m)

The main bedroom has a UPVC double glazed window to the front elevation, a Velux window, eaves storage, carpeted flooring, access into the loft, and access into the en-suite.

### En-Suite

6'3" x 6'5" (1.93m x 1.96m)

The en-suite has a Velux window, a low level flush W/C, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a shaver socket, s radiator, tiled splashback, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a block paved driveway, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed south facing rear garden with a patio area, an artificial lawn, a shed, a fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

### DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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

Service Charge in the year marketing commenced (£PA): £1,227.52

Ground Rent in the year marketing commenced (£PA): £250

Property Tenure is Leasehold. Term : 125 years from 1 January 2003 Term remaining 89 years.

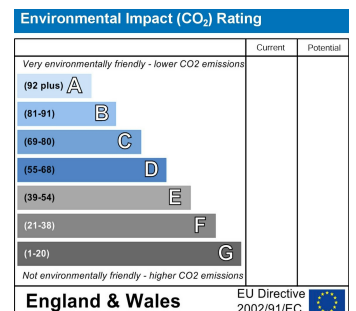
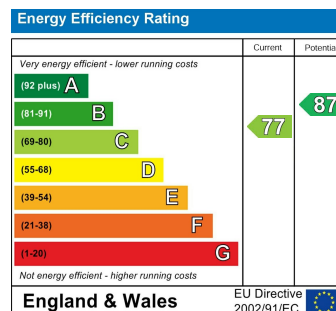
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.





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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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