

HoldenCopley

PREPARE TO BE MOVED

Perlethorpe Avenue, Gedling, Nottinghamshire NG4 4GH

Asking Price £200,000

IDEAL FOR FIRST-TIME BUYERS...

This two-bedroom semi-detached house is perfect for first-time buyers, offering both comfort and convenience. Located in a popular area, it is within easy reach of local amenities such as shops, eateries, and schools, along with excellent commuting links. On the ground floor, you'll find a welcoming reception room and a spacious kitchen diner, ideal for everyday living and entertaining. Upstairs, there are two generously sized double bedrooms, accompanied by a four-piece bathroom suite. Outside, the front of the property offers access to on-street parking and a garden area with well-maintained plants and shrubs. The rear garden provides a private retreat, featuring a patio seating area, a lawn, and a variety of plants and shrubs, perfect for enjoying the outdoors.

MUST BE VIEWED!



- Semi-Detached House
- Two Double Bedrooms
- Reception Room
- Kitchen Diner
- Four-Piece Bathroom Suite
- On-Street Parking
- Enclosed Rear Garden
- Ideal For First-Time Buyers
- Popular Location
- Must Be Viewed

GROUND FLOOR

Hall

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

Living Room

13'4" x 14'8" (4.07m x 4.49m)

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

11'8" x 16'11" (3.57m x 5.17m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a drainer and a mixer tap, space and plumbing for a washing machine & dishwasher, space for a cooker, partially tiled walls, a radiator, laminate wood-effect flooring, ceiling coving, recessed chimney breast alcove, two UPVC double-glazed windows to the side and rear elevations and double French doors opening out to the rear elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

10'2" x 16'9" (3.12m x 5.13m)

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

Bedroom Two

11'8" x 9'6" (3.56m x 2.90m)

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

Bathroom

6'11" x 11'8" (2.12m x 3.58m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with shower fixture, partially tiled walls, a radiator, recessed spotlights, vinyl 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, plants and shrubs and a brick-wall boundary

Rear

To the rear is an enclosed garden with a concrete patio area, steps leading up to the lawn, a variety of plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 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 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

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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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