

HoldenCopley

PREPARE TO BE MOVED

Waverley Avenue, Gedling, Nottinghamshire NG4 3HH

Guide Price £260,000 - £280,000

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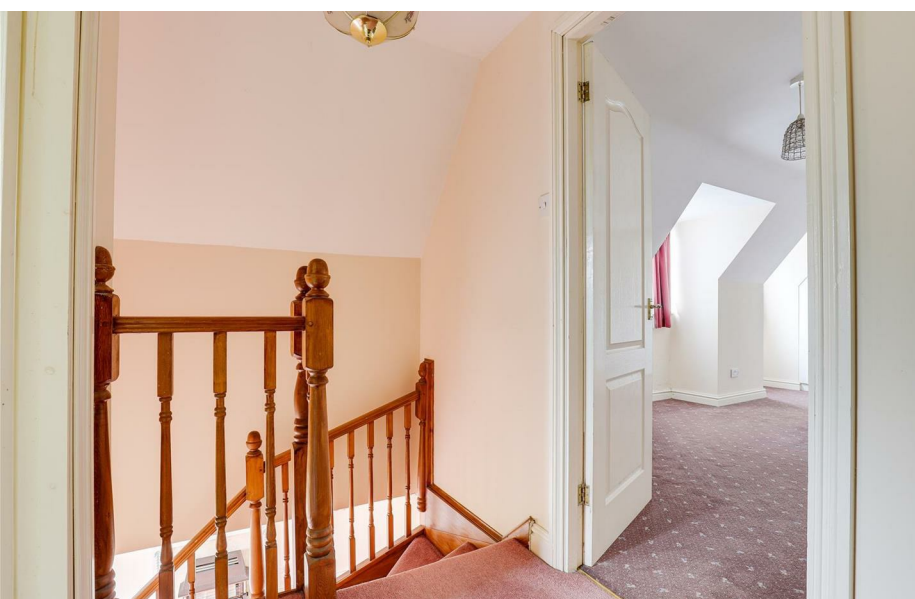
GUIDE PRICE £260,000 - £280,000

NO UPWARD CHAIN...

Nestled in a popular residential area, this detached home offers convenient access to a range of local amenities, including shops, cafes, and excellent transport links, making it an ideal choice for a variety of buyers. Whether you're looking for a family home or a peaceful residence, this property provides versatility and comfort. Upon entering, you are greeted by an entrance hall that leads to a convenient ground-floor W/C. The fitted kitchen is perfectly positioned for easy access. The spacious living room is the heart of the home, featuring a fireplace that adds warmth and character to the space. Large sliding patio doors open out to the rear garden, creating a seamless transition from indoor to outdoor living and filling the room with natural light. Also located on the ground floor is one of the bedrooms, which could be used as a guest room, study, or additional living space. The first floor accommodates the generously sized main bedroom, providing ample room for relaxation and storage. Completing the upper level is a three-piece bathroom suite. Outside, the front of the property is well-maintained with a block-paved driveway providing off-street parking. The area is illuminated by security lighting, and a fence-panelled boundary adds privacy. The garage, accessed via an up-and-over door, offers plenty of storage space. To the rear, the property benefits from an enclosed garden, featuring a patio area perfect for outdoor dining and entertaining. A gravelled section, alongside various shrubs and bushes, adds character to this low-maintenance space. The garden is fully enclosed with a fence-panelled boundary, offering a secure and peaceful retreat for both adults and children alike.

MUST BE VIEWED





- Detached House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor WC
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'10" x 4'11" (3.31m x 1.51m)

The entrance hall has carpeted flooring, coving to the ceiling, a radiator, and a single door providing access into the accommodation.

W/C

5'10" x 3'1" (1.80m x 0.95m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a radiator, and wood-effect flooring.

Kitchen

9'8" (max) x 17'3" (2.97m (max) x 5.26m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, an integrated double oven, a gas ring hob, and extractor fan, space and plumbing for a dishwasher, space for an under counter fridge freezer, two radiator, recessed spotlights, tiled splashback, wood-effect flooring, UPVC double glazed windows to the front and side elevation, and a single door providing access to the side garden.

Living Room

13'10" x 17'8" (4.23m x 5.39m)

The living room has UPVC double glazed windows to the front and side elevations, coving to the ceiling tow radiators, a feature fireplace with a decorative surround and marble-effect hearth, an in-built cupboard, carpeted flooring, and sliding patio doors opening to the rear garden.

Bedroom Two

9'7" x 17'8" (2.94m x 5.41m)

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

FIRST FLOOR

Landing

5'8" x 4'6" (max) (1.74m x 1.38m (max))

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

16'6" x 11'6" (5.05m x 3.51m)

The main bedroom has two UPVC double glazed window to the side elevation, a range of fitted wardrobes, two radiators, eaves storage, and carpeted flooring.

Bathroom

9'8" x 8'2" (2.95m x 2.51m)

The bathroom has an obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a handheld shower fixture, an extractor fan, a radiator, partially tiled walls, and carpeted flooring.

OUTSIDE

Front

To the front of the property is security lighting, block paved driveway, fence panelled boundary, and access into the garage with ample storage and an up-and-over door.

Rear

To the rear of the property is an enclosed garden with a patio area, gravelled area, various planted shrubs and bushes, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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.

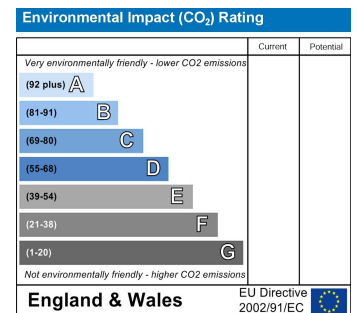
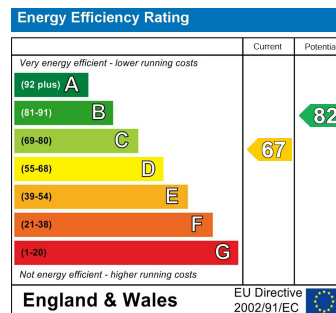
The vendor has advised the following:

Property Tenure is Freehold

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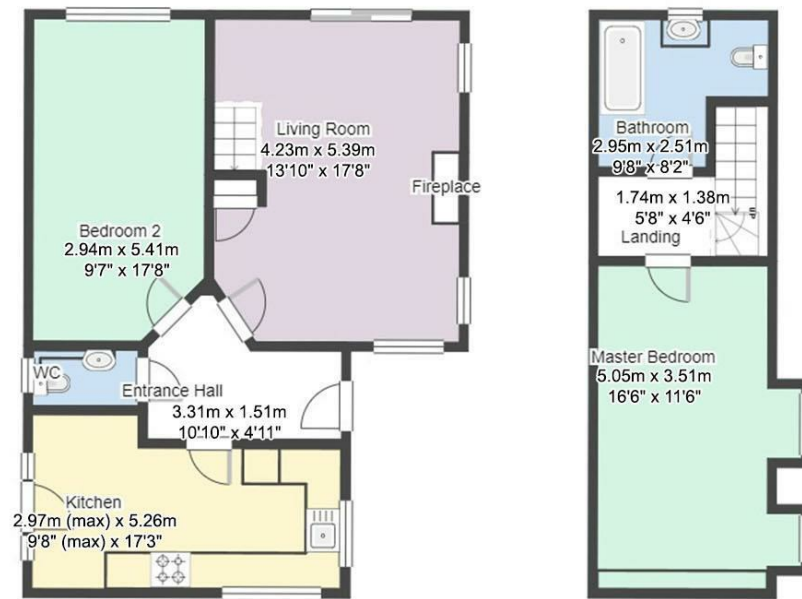
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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