

HoldenCopley

PREPARE TO BE MOVED

Besecar Avenue, Gedling, Nottinghamshire NG4 4ES

£210,000

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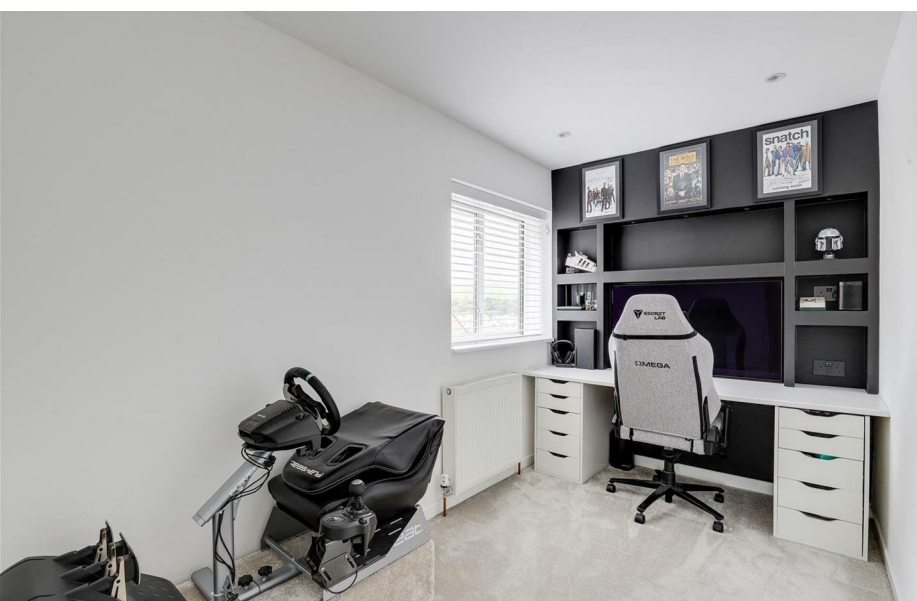
GUIDE PRICE - £210,000 - £220,000

IMMACULATELY PRESENTED THROUGHOUT...

This immaculately presented three-bedroom semi-detached house is perfect for a variety of buyers looking to move straight in. Located in a highly sought-after area, the property is within close proximity to local amenities, including the scenic Gedling Country Park, shops, excellent transport links and great school catchments. The ground floor features a hall, leading to a spacious living room filled with natural light and a modern fitted kitchen designed with both style and functionality in mind. On the first floor, you'll find three well-proportioned bedrooms, a contemporary three-piece bathroom suite and access to a loft that provides additional storage space. Outside, the property offers practical and appealing outdoor spaces. The front features a driveway providing off-street parking, while the rear boasts a private garden complete with a patio and a well-maintained lawn, perfect for outdoor relaxation and entertaining. This move-in-ready home combines modern living with an excellent location, making it an ideal choice for discerning buyers.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Private Rear Garden
- Driveway
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hall

The hall has carpeted flooring and stairs, a radiator, a panelled feature wall and a single door providing access into the accommodation.

Living Room

11'7" x 19'9" (3.54m x 6.03m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a vertical radiator, a panelled feature wall, space for a dining table set and double French doors providing access out to the garden.

Kitchen

19'9" x 10'10" (6.02m x 3.32m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, an inset sink with a swan neck mixer tap, space for a fridge-freezer, a built-in cupboard, a fitted breakfast bar, space and plumbing for a washing machine, tiled flooring, a radiator, partially tiled walls, recessed spotlights and UPVC double-glazed windows to the rear and side elevations.

FIRST FLOOR

Landing

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

Master Bedroom

11'10" x 10'11" (3.62m x 3.35m)

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

Bedroom Two

8'6" x 11'8" (2.61m x 3.57m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted wardrobes and recessed spotlights.

Bedroom Three

11'0" x 6'3" (3.36m x 1.93m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a built-in media wall and recessed spotlights.

Bathroom

5'5" x 7'5" (1.67m x 2.27m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled P shaped bath with a mains-fed over the head rainfall shower and a hand-held shower, a glass shower screen, tiled flooring and walls, a chrome heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway with a fence panelled boundary.

Rear

To the rear of the property is private garden with a fence panelled boundary, an outdoor power socket, a lawn, a patio, an outbuilding and a shed.

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 - 1000 Mbps (Highest available download

speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – Yes - Wimpy no fines concrete

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

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.

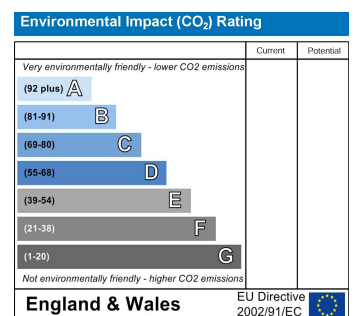
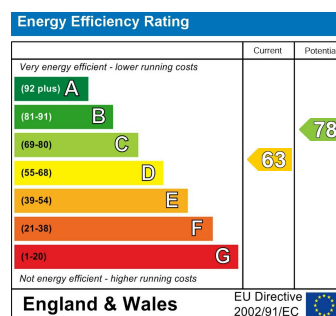
The vendor has advised the following:

Property Tenure is Freehold

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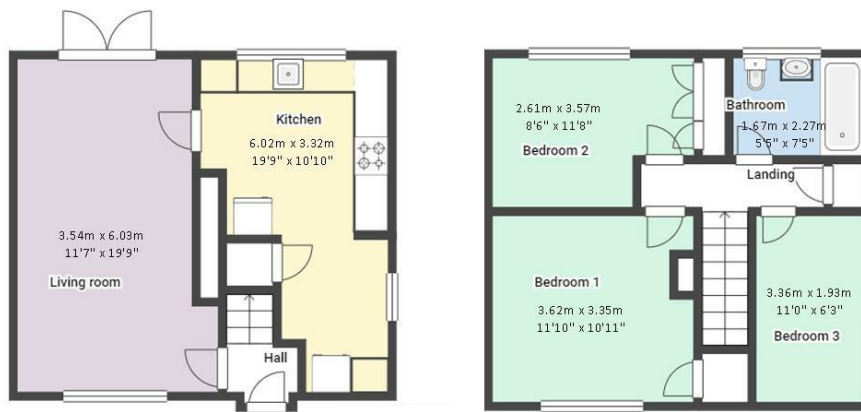
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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