

# HoldenCopley

PREPARE TO BE MOVED

Mcintosh Road, Gedling, Nottinghamshire NG4 4HR

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Guide Price £200,000 - £230,000

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GUIDE PRICE £200,000 - £225,000

NO UPWARD CHAIN...

This three-bedroom semi-detached home, recently upgraded with a brand-new kitchen and offered with no upward chain, is perfect for families, first-time buyers, or investors. Situated in a popular location, it benefits from easy access to a range of local amenities, including shops, schools, and excellent transport links. Stepping inside, the entrance hall leads to a bright and spacious reception room with ample space for both living and dining. The heart of the home is the modern kitchen diner, newly fitted with integrated appliances, offering a stylish and functional space for all your culinary needs and family meals. Upstairs, the property boasts two double bedrooms, a well-proportioned single bedroom, and a family bathroom with a separate W/C. Outside, the home continues to impress with a large south facing front garden featuring two lawns, a pond, and a variety of mature shrubs. A driveway provides off-road parking and access to the garage. The rear garden has been designed for low maintenance, complete with a patio seating area.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Bathroom With A Separate W/C
- Driveway & Garage
- Well-Presented Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5\*6" x 7\*6" min (1.69m x 2.30m min)

The entrance hall has karndean flooring, carpeted stairs, a radiator, a UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Living Room

11\*9" x 20\*11" (3.60m x 6.38m)

The living room has carpeted flooring, two radiators, a feature fireplace and two UPVC double-glazed windows to the front and rear elevations.

Kitchen Diner

14\*9" x 10\*5" (4.52m x 3.20m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an inetrgated double oven, gas hob, washing machine, dishwasher & fridge freezer, recessed spotlights, a radiator, karndean flooring, three UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

14\*2" x 3\*8" max (4.33m x 1.14m max)

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

11\*2" x 11\*9" max (3.41m x 3.59m max)

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

Bedroom Two

11\*9" x 9\*4" (3.60m x 2.86m)

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

Bedroom Three

10\*7" x 6\*5" (3.24m x 1.97m)

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

Bathroom

7\*8" x 5\*2" max (2.34m x 1.58m max)

The bathroom has a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, in-built storage cupboards, tiled walls, carpeted flooring and a uPVC double-glazed obscure window to the side elevation.

W/C

7\*8" x 2\*7" (2.36m x 0.80m)

This space has a low level dual flush W/C, carpeted flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden, two lawns, a pond, a range of shrubs, a summer house and fence panelling boundaries.

Garage

15\*10" x 8\*7" (4.85m x 2.63m)

Rear

To the rear is a low-maintenance garden with a concrete patio and fence panelling boundaires.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No

- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & 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 - The government website states this is a high risk flood area
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

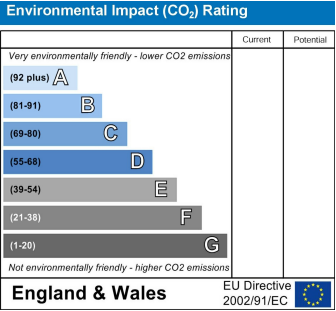
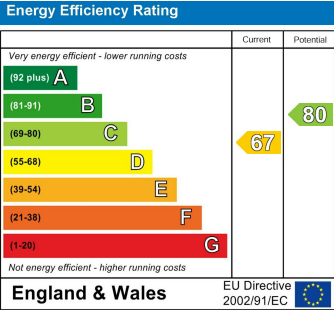
Council Tax Band Rating - Gedling Borough Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

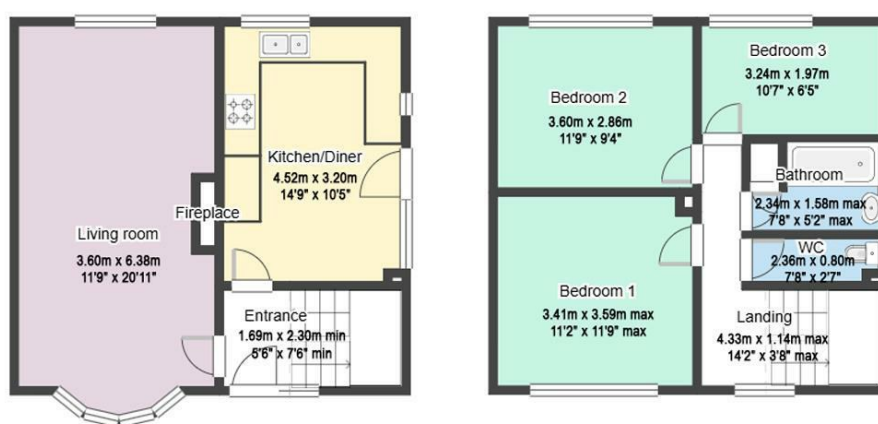
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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