

# HoldenCopley

PREPARE TO BE MOVED

Cantley Avenue, Gedling, Nottinghamshire NG4 3PD

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Guide Price £300,000 - £335,000

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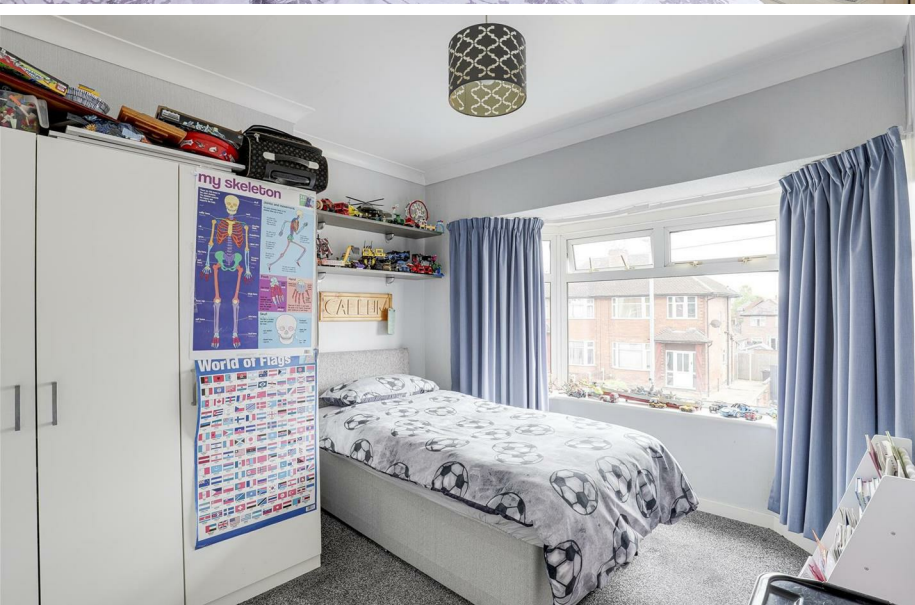
GUIDE PRICE £300,000 - £340,000

### POPULAR LOCATION...

Located in a popular residential area close to shops, schools, and excellent transport links, this well-maintained three-bedroom semi-detached property is ideal for families and professionals alike. The ground floor features a welcoming entrance hall, leading into a spacious and light-filled reception room, perfect for everyday living and entertaining. A modern kitchen diner caters to everyday culinary needs and family gatherings, while a practical utility room adds extra convenience. Upstairs, the home offers two generously sized double bedrooms, a further single bedroom, and a stylish three-piece family bathroom. Outside, the property benefits from a driveway providing off-road parking for two vehicles. The enclosed rear garden is perfect for relaxing and entertaining, complete with a patio seating area, steps leading up to a well-maintained lawn, and access to a detached garage.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Utility Room
- Stylish Bathroom
- Driveway
- Well-presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'0" x 5'11" (3.66m x 1.82m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, ceiling coving, an in-built storage cupboard, two UPVC double-glazed obscure windows to the front elevation and a single composite door providing access into the accommodation.

Living Room

21'5" x 11'2" (6.53m x 3.41m)

The living room has carpeted flooring, two radiators, ceiling coving, a feature fireplace, internal double French doors opening to the kitchen diner and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

16'6" x 11'11" (5.03m x 3.64m)

The kitchen diner has a range of fitted base and wall units with a rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, gas ring hob and a extractor fan, recessed spotlights, a radiator, two Velux windows, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

Utility Room

6'0" x 5'10" (1.83m x 1.78m)

The utility room has a fitted base unit with a rolled-edge worktop, a stainless steel sink wit a mixer tap, space and plumbing for a washing machine and tumble dryer, a radiator, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

7'8" x 4'11" (2.35m x 1.51m)

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

Master Bedroom

11'8" x 9'10" (3.57m x 3.01m)

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

Bedroom Two

11'0" x 9'8" (3.36m x 2.97m)

The second bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed bay window to the front elevation.

Bedroom Three

8'3" x 7'8" (2.53m x 2.35m)

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

Bathroom

7'5" x 5'8" (2.28m x 1.73m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a radiator, ceiling coving, recessed spotlights, ab extractor fan, waterproof boarding, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for two cars, double gated access to the rear garden and garage and fence panelling boundaries.

Back

To the rear of the property is an enclosed garden with a patio seating area, steps leading up to a lawn 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 - Superfast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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

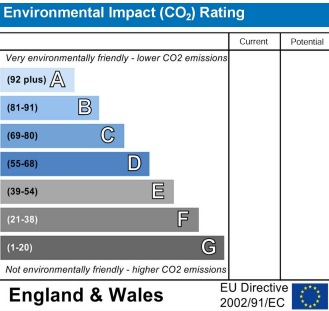
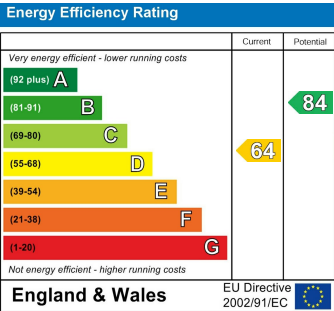
The vendor has advised the following:

Property Tenure is Freehold

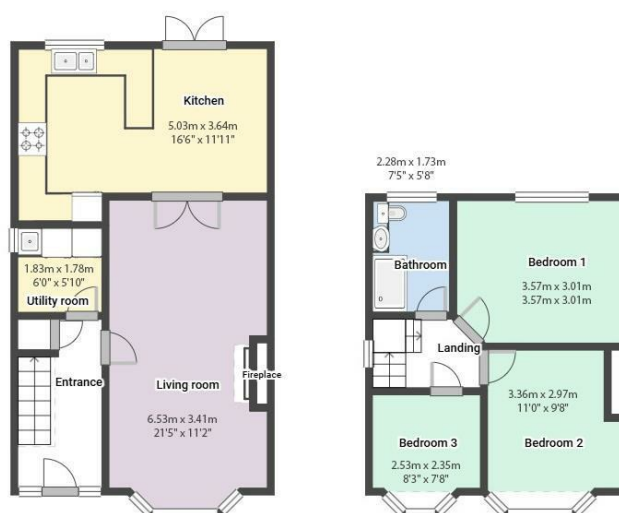
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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