

HoldenCopley

PREPARE TO BE MOVED

Phoenix Avenue, Gedling, Nottinghamshire NG4 4DT

Guide Price £170,000

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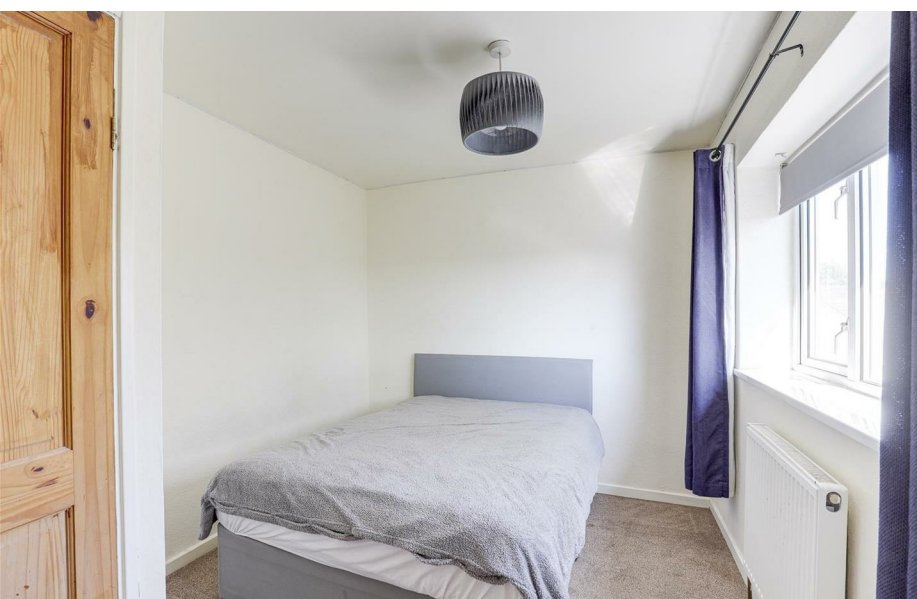
GUIDE PRICE £170,000 - £180,000

NO UPWARD CHAIN...

This well-presented three-bedroom end-terrace house is the perfect choice for a first-time buyer or investor looking for a home that's ready to move straight into. Situated in a popular location, the property benefits from easy access to a range of local amenities, excellent transport links, great schools, and Gedling Country Park—ideal for families and professionals alike. To the ground floor, the property comprises an inviting entrance, a spacious reception room with a feature fireplace, and a modern fitted kitchen with ample storage and worktop space. Upstairs, the first floor hosts three well-proportioned bedrooms and a three-piece bathroom suite, along with access to the loft for additional storage. Outside, the property offers a driveway to the front providing off-road parking, while the rear enjoys a low-maintenance garden—perfect for relaxing in the warmer months.

MUST BE VIEWED





- End-Terrace House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Road Parking
- Low Maintenance Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance

4'5" x 2'9" (1.36m x 0.84m)

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

Living Room

19'10" x 10'0" (6.06m x 3.05m)

The living room has UPVC double-glazed windows to the front and rear elevations, carpeted flooring, a radiator, a feature fireplace with a decorative surround and coving.

Kitchen

19'10" x 10'11" (6.06m x 3.35m)

The kitchen has a range of fitted base and wall units with worktops, a gas hob with an extractor hood, an integrated oven, space and plumbing for a dishwasher, a stainless steel sink with a drainer, vinyl flooring, a radiator, a built-in cupboard, partially tiled walls, a wall-mounted boiler, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

11'0" x 2'5" (3.36m x 0.76m)

The landing has carpeted flooring, access into the loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

11'6" x 11'1" (3.53m x 3.40m)

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

Bedroom Two

13'8" x 8'4" (4.18m x 2.56m)

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

Bedroom Three

11'2" x 6'4" (3.41m x 1.94m)

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

Bathroom

7'5" x 5'5" (2.28m x 1.66m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, vinyl flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway and a single wooden gate providing rear access.

Rear

To the rear is a low maintenance block paved garden with a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 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, 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.

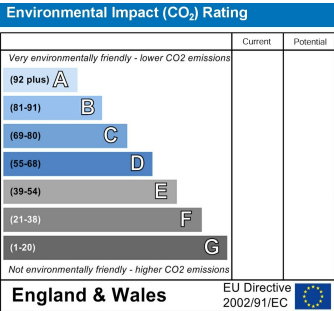
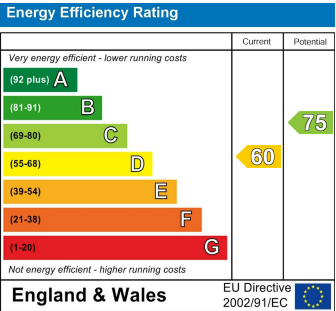
The vendor has advised the following:

Property Tenure is Freehold

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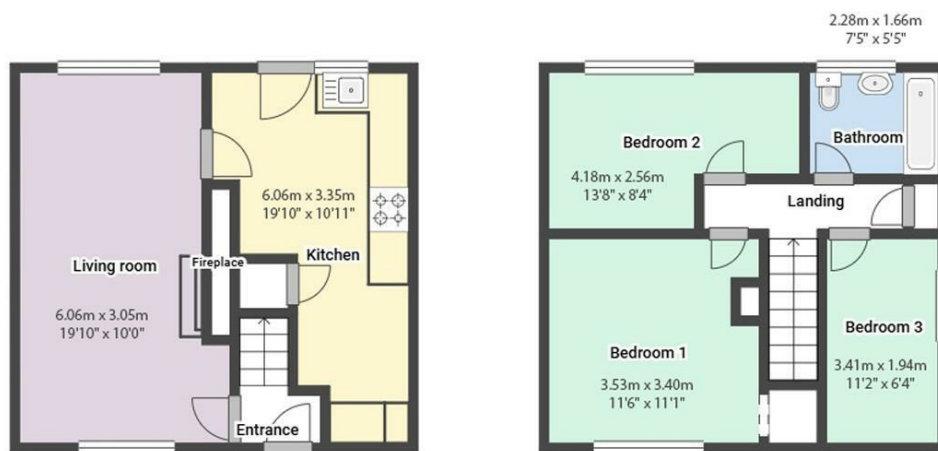
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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