

HoldenCopley

PREPARE TO BE MOVED

Mcintosh Road, Gedling, Nottinghamshire NG4 4HR

£230,000

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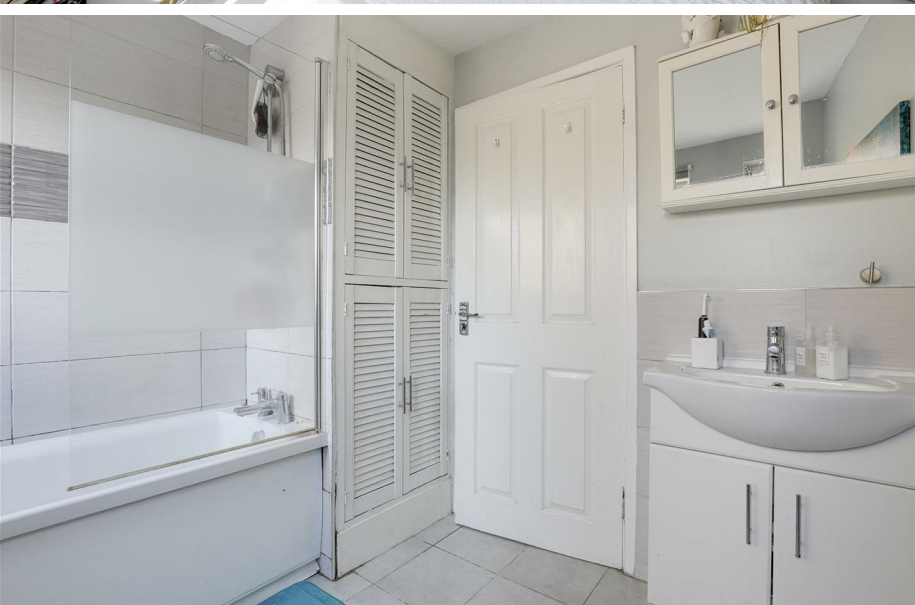


NOT TO BE MISSED...

Situated in a popular location, this three bedroom semi-detached house benefits from easy access to a range of local amenities, including shops, schools, and excellent transport links, and is perfect for families, first-time buyers, or investors. Stepping inside, the entrance hall leads to a bright and spacious living room with a feature log burner and ample space for both living and dining. The modern fitted kitchen features a range of gloss handleless cabinets with a breakfast bar, a built-in pantry and access to the garden. Upstairs, the property boasts two double bedrooms both with a wall of flush fitted wardrobes, a third single bedroom which could be perfectly utilised as a children's room or a home office, serviced by a three piece family bathroom suite. Outside, the front of the property offers ample off-street parking, meanwhile the rear garden offers a patio seating area, a lawn, a shed and a versatile summer house, perfect to be a play room, a gaming room, or a home office!

MUST BE VIEWED





- Semi-Detached House
- Three Spacious Bedrooms
- Living Room With Feature Log Burner
- Modern Fitted Kitchen With A Breakfast Bar
- Ample Fitted Storage
- Built-In Pantry
- Three Piece Bathroom Suite
- Rear Garden & Summer House
- Off-Street Parking
- Must Be Viewed





GROUND FLOOR

Porch

6’3" × 2’8" (1.92m × 0.82m)

The porch has tiled flooring, exposed brick walls, UPVC double-glazed windows to the front and side elevations, a panelled roof, and a single UPVC door providing access into the accommodation.

Entrance Hall

10’7" × 5’6" (3.24m × 1.69m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a built-in cupboard, a window to the front elevation, and a single door providing access via the porch.

Living Room

20’11" × 12’0" (6.39m × 3.67m)

The living room has has wooden flooring, a feature log burner with a mantle and a hearth, a radiator, recessed spotlights, a UPVC double-glazed bow window to the front elevation, and sliding patio doors leading out to the rear garden.

Kitchen

14’11" × 10’6" (4.56m × 3.22m)

The kitchen has a range of fitted gloss handleless base and wall units with stone-effect worktops and a breakfast bar, a stainless steel sink and a half with a swan-neck mixer tap and a drainer, an integrated gas hob with a glass splashback and stainless steel exhaust fan, an integrated oven an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, recessed spotlights, access to the pantry, two UPVC double-glazed windows to the rear and side elevation, and a single UPVC door providing access into the accommodation.

Pantry

4’2" × 2’3" (1.28m × 0.71m)

The pantry has a UPVC double-glazed obscure window to the side elevation and provides ample storage space.

FIRST FLOOR

Landing

14’3" × 10’7" (4.35m × 3.24m)

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

Master Bedroom

11’5" × 9’9" (3.48m × 2.99m)

The master bedroom has carpeted flooring, a wall of flush fitted wardrobes with mirrored sliding doors, a radiator, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Bedroom Two

10’1" × 9’5" (3.08m × 2.88m)

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

Bedroom Three

10’7" × 6’4" (3.25m × 1.95m)

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

Bathroom

8’1" × 7’7" (2.47m × 2.33m)

The bathroom has a low level dual flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and two UPVC double-glazed windows to the side elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway providing of street parking and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a lawn, a block paved patio seating area, a decked area, a shed, a summer house, and fence panelled boundaries.

Summer House

9’11" × 7’6" (3.04m × 2.29m)

The summer house has wood-effect flooring, a panelled wall, electricity, and a single UPVC door providing access.

Shed

7’6" × 5’2" (2.29m × 1.60m)

The shed has lighting and ample storage space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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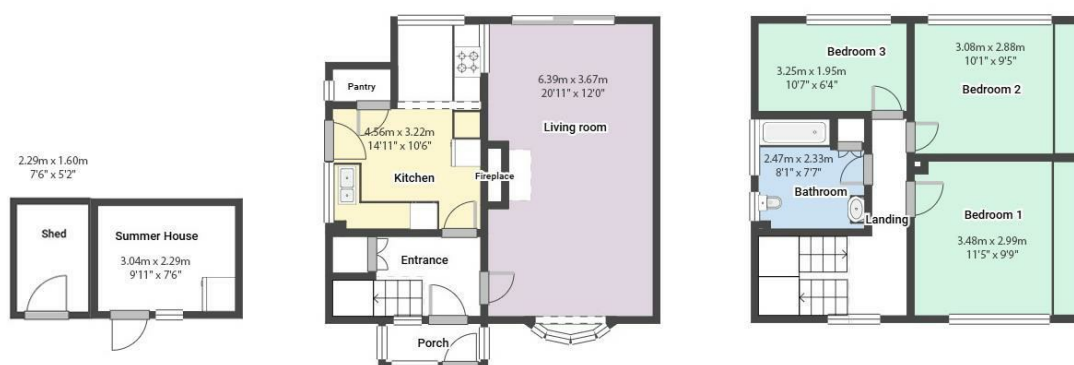
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

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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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