

HoldenCopley

PREPARE TO BE MOVED

Kings Avenue, Gedling, Nottinghamshire NG4 4ED

Guide Price £175,000 - £185,000

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BURSTING WITH POTENTIAL...

Perfectly suited for a range of buyers but especially ideal for first-time homeowners, this charming three-bedroom semi-detached house is bursting with potential. Situated in a well-connected residential area, the property offers a fantastic opportunity to create a home tailored to your needs. The ground floor features an entrance hall leading into a generously sized living/dining area, perfect for both relaxing and entertaining. The fitted kitchen offers ample storage and functionality for everyday living. Upstairs, you'll find two double bedrooms and a comfortable single bedroom, all serviced by a bathroom and a separate W/C. A loft space, accessed via a bespoke ladder, offers plenty of storage space and making it a practical addition to the home. Outside, the southwest-facing rear garden provides a great space to enjoy the sunshine, complete with a patio area and a well-maintained lawn. On-street parking is available to the front of the property. Located close to local shops, amenities, and schools with a strong catchment reputation, the home also benefits from excellent transport links into Nottingham city centre—making it a convenient and connected choice for any buyer.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen With Ample Storage
- Bathroom And Separate W/C
- Loft Storage Space
- On-Street Parking
- Good-Sized Rear Garden
- Well-Connected Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

2*11" x 4*5" (0.90m x 1.35m)

The entrance hall has a radiator, and a UPVC door providing access into the accommodation.

Living Room

9*10" x 19*9" (3.01m x 6.03m)

The living room has a recessed chimney breast, a radiator, and UPVC double-glazed windows to the front and rear elevations.

Kitchen

9*11" x 9*6" & 6*4" x 7*7" (3.04m x 2.92m & 1.95m x 2.33m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a mixer tap and drainer, an integrated oven, a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine and dishwasher, space for a dryer, three in-built storage cupboards, a radiator, coving to the ceiling, partially tiled walls, UPVC double-glazed windows to the rear and side elevations, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

2*6" x 10*9" (0.78m x 3.28m)

The landing has exposed wood flooring, access via a bespoke ladder to the loft, an in-built cupboard housing the boiler, and provides access to the first floor accommodation.

Master Bedroom

11*7" x 11*4" (3.54m x 3.46m)

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

Bedroom Two

13*5" x 9*0" (4.09m x 2.75m)

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

Bedroom Three

6*5" x 11*0" (1.96m x 3.36m)

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

Bathroom

5*6" x 4*11" (1.68m x 1.50m)

The bathroom has a pedestal wash basin, a panelled bath with central taps and a mains fed shower, two extractor fans, a chrome heated towel rail, floor-to-ceiling tiling, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

W/C

5*6" x 2*5" (1.70m x 0.75m)

This space has a low level dual flush W/C, tiled flooring, partially tiled walls, and a UPVC double-glazed window to the rear elevation.

LOFT SPACE

Loft Landing

3*0" x 5*4" (0.92m x 1.64m)

Loft Space One

9*2" x 5*4" (2.80m x 1.64m)

This space has in-built storage, recessed spotlights, and a Velux window.

Loft Space Two

9|8*7" x 8*6" (280m x 2.61m)

This space has in-built storage, recessed spotlights, and a Velux window.

OUTSIDE

Front

To the front of the property is access to on-street parking, a small garden, a mixture of brick wall and fence panelled boundaries, and side access to the rear.

Rear

To the rear of the property is a southwest-facing garden featuring a patio area, a well-maintained lawn, various plants and shrubs, an outhouse, and a mixture of brick wall, hedge and fence pannelled boudaires.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G Coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very Low

Non-Standard Construction – Yes - Wimpey No-Fines

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.

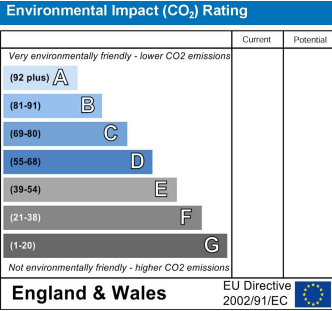
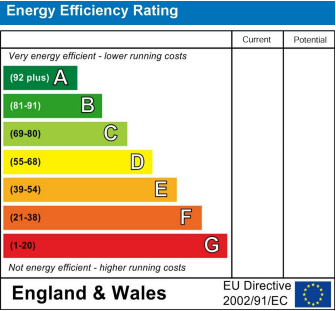
The vendor has advised the following:

Property Tenure is Freehold

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3.04m x 2.92m & 1.95m x 2.33m
9'11" x 9'6" & 6'4" x 7'7"

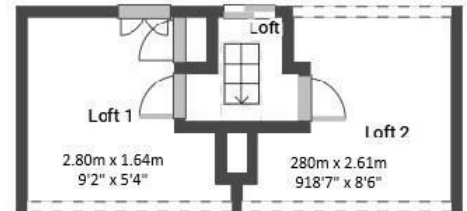


1.68m x 1.50m
5'6" x 4'11"

1.70m x 0.75m
5'6" x 2'5"



1.96m x 3.36m
6'5" x 11'0"



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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