

HoldenCopley

PREPARE TO BE MOVED

Besecar Avenue, Gedling, Nottinghamshire NG4 4DL

Guide Price £250,000 - £260,000

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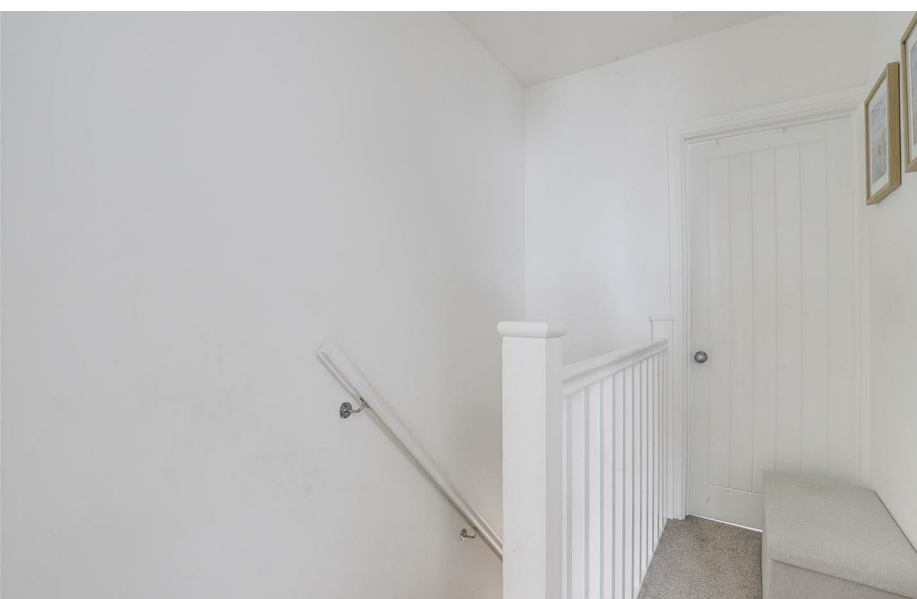
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PERFECT FOR GROWNING FAMILIES...

This semi-detached house offers the ideal setting for any growing family looking for a property they can move straight into. Perfectly positioned in a sought-after location, it's within easy reach of a range of amenities including shops, cafés, and excellent transport links into the City Centre. Gedling Country Park is just a short distance away, and the property falls within the catchment area for highly regarded schools such as The Carlton Academy and Priory Junior School. The ground floor comprises an inviting entrance hall, a spacious living room, and a modern fitted kitchen. Upstairs, there are three well-proportioned bedrooms and a stylish four-piece family bathroom. Externally, the property features a small front garden with gated access to the rear, along with shared side access leading to the garage. The south-facing rear garden is a standout feature, boasting a decked patio area, a lawn, security lighting, an outside tap, and fenced boundaries for privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Garage
- Enclosed South Facing Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'11" x 2'11" (1.82m x 0.90m)

The entrance hall has wood-effect flooring, carpeted flooring, a radiator, and a composite door providing access into the accommodation.

Living Room

16'9" max x 11'0" (5.11m max x 3.37m)

The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, an in-built cupboard, a TV point, and wood-effect flooring.

Kitchen

14'2" x 9'9" (4.32m x 2.98m)

The kitchen has a range of fitted base and wall unit with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, an integrated microwave, gas ring hob and extractor fan, an integrated fridge freezer, an integrated washing machine and dishwasher, space for a dining table, a vertical radiator, recessed spotlights, wood-effect flooring, a full-height obscure window to the side elevation, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

11'3" max x 5'3" (3.44m max x 1.61m)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

16'9" x 8'6" (5.12m x 2.60m)

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

Bedroom Two

9'9" x 8'5" (2.99m x 2.59m)

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

Bedroom Three

8'5" x 5'3" (2.58m x 1.61m)

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

Bathroom

6'6" min x 5'4" (2.00m min x 1.63m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with mixer taps, a shower enclosure with a wall-mounted rainfall shower fixture, recessed spotlights, a heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small garden with gated access to the rear garden, and shared access to the side leading to the garage.

Rear

To the rear of the property is a south facing garden with security lighting, an outside tap, a decked patio area, a lawn, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Some voice coverage of 3G, 4G & 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.

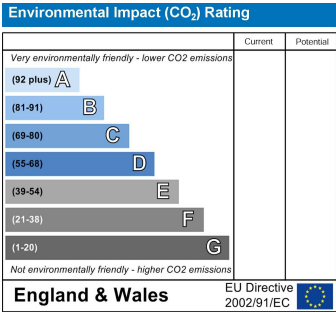
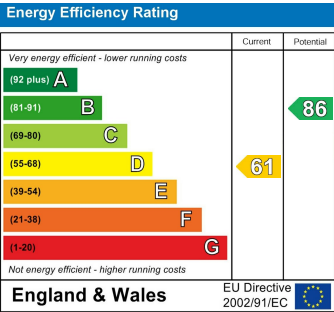
The vendor has advised the following:

Property Tenure is Freehold

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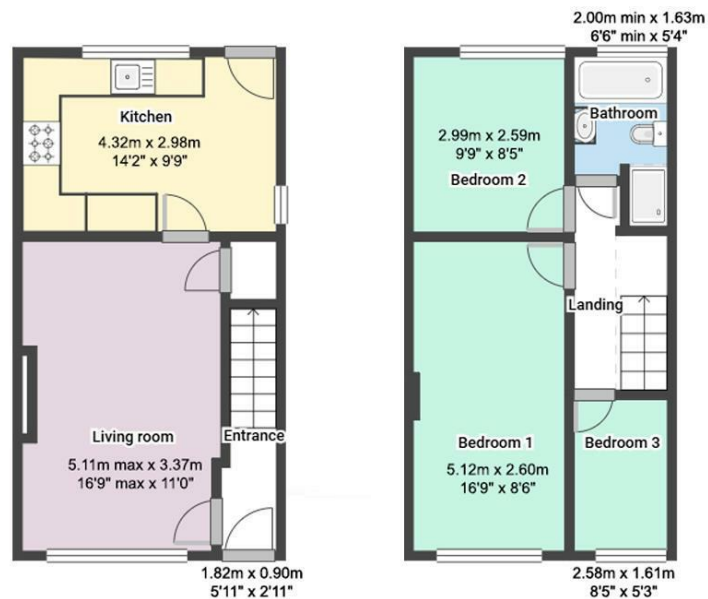
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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