

HoldenCopley

PREPARE TO BE MOVED

Poole Avenue, Gedling, Nottinghamshire NG4 4ND

£230,000

LOCATION, LOCATION, LOCATION...

This two-bedroom semi-detached house is an ideal purchase for first-time buyers or those looking to downsize, offered with no upward chain. The property is well-positioned in a popular location, close to shops, schools, and excellent transport links. Inside, the ground floor features an entrance hall leading to a modern fitted kitchen, perfect for everyday cooking, and a spacious reception room with double French doors opening directly onto the rear garden, creating a bright and inviting living space. A convenient ground floor W/C completes this level. Upstairs, there are two well-proportioned double bedrooms and a stylish three-piece bathroom suite. Outside, the property benefits from a driveway providing off-road parking to the front, while to the rear is an enclosed garden mainly laid to lawn, ideal for enjoying the outdoors.

MUST BE VIEWED!



- Semi-Detached House
- Two Double Bedrooms
- Reception Room
- Modern Kitchen
- Ground Floor W/C & Three-Piece Bathroom Suite
- Driveway
- Popular Location
- No Upward Chain
- Immediate Rental Income
- Investment Opportunity

GROUND FLOOR

Entrance Hall
3'6" x 3'11" (1.08m x 1.20m)
The entrance hall has mat flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Kitchen
9'10" x 11'9" (3.01m x 3.60m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob, dishwasher, washing machine & fridge freezer, a radiator, laminate wood-effect flooring and a UPVC double-glazed window to the front elevation.

Living Room
12'1" x 13'0" (3.70m x 3.97m)
The living room has carpeted flooring, a radiator and double French doors opening out to the rear garden.

W/C
2'10" x 5'1" (0.87m x 1.56m)
This space has a low level dual flush W/C, a pedestal wash basin, a radiator, an extractor fan and laminate wood-effect flooring.

FIRST FLOOR

Landing
6'3" x 4'8" (1.93m x 1.43m)
The landing has carpeted flooring, a radiator, access to the first floor accommodation and access to the loft.

Master Bedroom
10'10" x 8'9" (3.32m x 2.67m)
The main bedroom has carpeted flooring, a radiator, floor-to-ceiling fitted sliding door wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Two
13'0" x 8'3" (3.98m x 2.53m)
The second bedroom has carpeted flooring, a radiator, an in-built cupboard and a UPVC double-glazed window to the front elevation.

Bathroom
6'6" x 6'3" (2.00m x 1.93m)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a heated towel rail, partially tiled walls, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front
To the front of the property is a driveway providing off-road parking, gated access to the rear garden, courtesy lighting and a range of shrubs.

Rear
To the rear garden is an enclosed garden with a paved patio area, 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 - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
Phone Signal – Good coverage of Voice, 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 G
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 Council Tax Band Rating - Gedling Borough Council - Band G
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The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £142.00

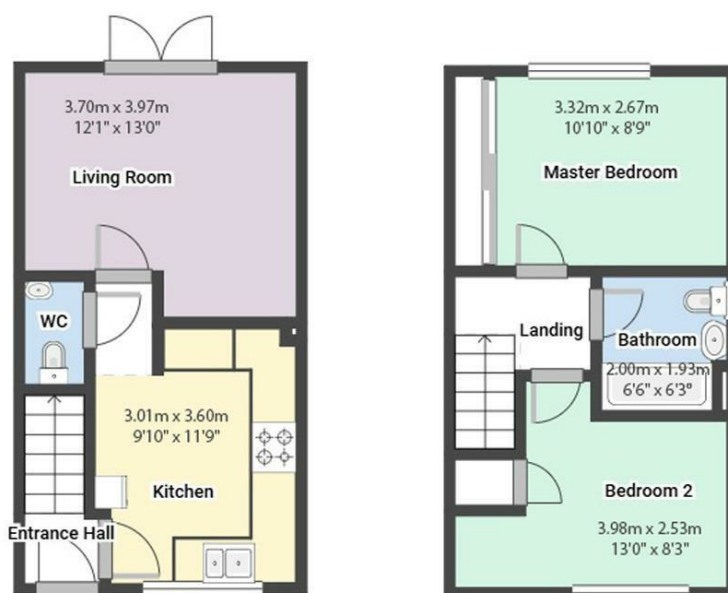
The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge and have obtained the lease length via the Land registry.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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