

# HoldenCopley

PREPARE TO BE MOVED

Renshaw Drive, Gedling, Nottinghamshire NG4 4LS

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Guide Price £220,000 - £230,000



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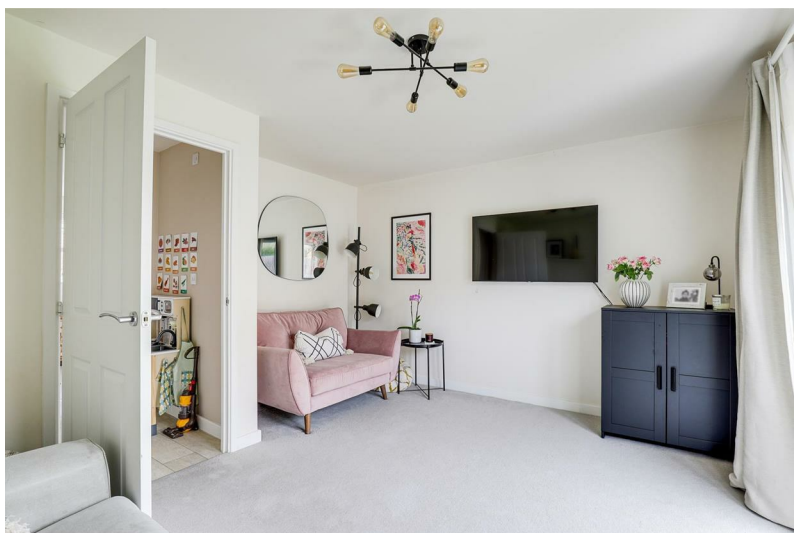


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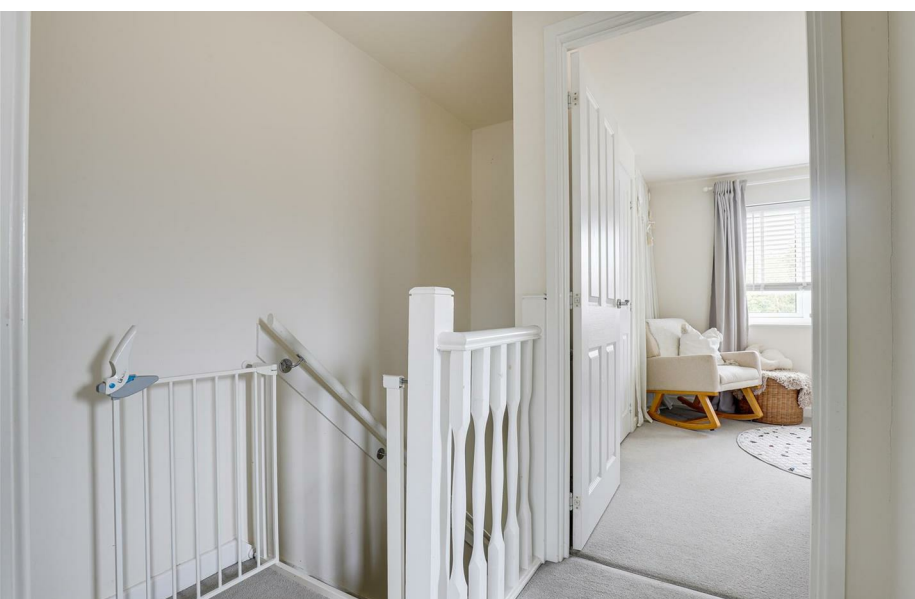
WELL-PRESENTED THROUGHOUT...

This charming two-bedroom end-terraced home is positioned in a highly sought-after location, just a short stroll from a range of local amenities, including Gedling Country Park, excellent schools, and regular public transport links. Perfectly suited for first-time buyers or investors, the property has been thoughtfully presented throughout, offering a comfortable and welcoming living space. On the ground floor, the entrance hall provides access to the fitted kitchen at the front of the home, a convenient ground-floor W/C, and a spacious living room to the rear. The living room is bathed in natural light and features double French doors that open directly onto the south-facing garden, creating a seamless indoor-outdoor flow. Upstairs, the property comprises two well-proportioned double bedrooms and a modern three-piece bathroom suite, offering ample space for relaxation and storage. Externally, the property benefits from a front garden with courtesy lighting, a lawn, a planted border, and a driveway providing off-street parking for three vehicles, along with gated access to the rear. The rear garden is fully enclosed and enjoys a southerly aspect, featuring a lawn, planted borders, a shed, electric sockets, an outdoor tap, and a fence-panelled boundary, making it ideal for outdoor entertaining or family life.

MUST BE VIEWED







- End Terraced House
- Two Double Bedrooms
- Fitted Kitchen
- Good Sized Living Room
- Three-Piece Bathroom Suite
- Ground floor W/C
- Driveway For Three Vehicles
- Enclosed South-Facing Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

3\*7" x 3\*10" (1.10m x 1.19m)

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

Kitchen

9\*11" x 11\*10" (3.03m x 3.62m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, space for a dining table, a radiator, recessed spotlights, wood-effect flooring, and a UPVC double glazed window to the front elevation.

W/C

2\*9" x 5\*1" (0.85m x 1.56m)

This space has a low level flush W/C, a pedestal wash basin with a riled splashback, a radiator, an extractor fan, and wood-effect flooring.

Living Room

12\*0" x 13\*0" (3.68m x 3.98m)

The living room has carpeted flooring, a radiator, a TV point, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

6\*5" x 4\*7" (1.96m x 1.42m)

The landing has carpeted flooring, access into the boarded loft with lighting via pull-down ladder, and access to the first floor accommodation.

Master Bedroom

13\*1" x 8\*8" (3.99m x 2.66m)

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

Bedroom Two

10\*2" x 13\*0" (max) (3.11m x 3.98m (max))

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bathroom

6\*7" x 6\*3" (2.01m x 1.92m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestals wash basin, panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a lawn with a planted border, gated access to the rear garden, and a driveway for two vehicles.

Rear

To the rear of the property is a south-facing enclosed garden with an outside tap, electric sockets, a shed, a lawn, planted borders, 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 – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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:

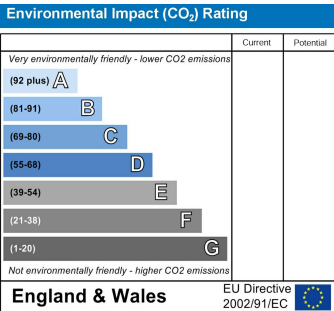
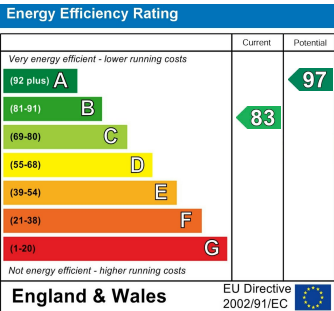
Property Tenure is Freehold

Service Charge in the year marketing commenced (£PA): £142.00

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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.

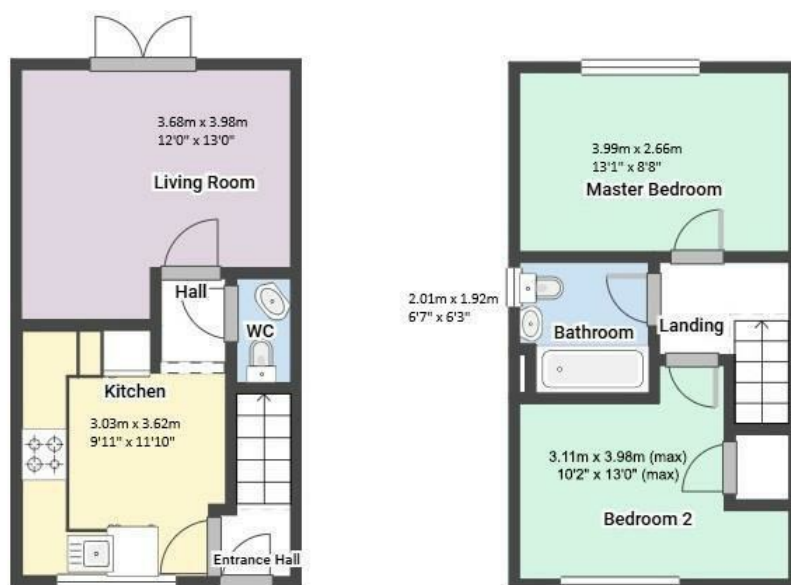
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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