

HoldenCopley

PREPARE TO BE MOVED

Chesterfield Avenue, Gedling, Nottinghamshire NG4 4GE

Guide Price £225,000

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GUIDE PRICE £225,000 - £250,000

NO UPWARD CHAIN...

This fully renovated three-bedroom, three-storey semi-detached house offers a modern, move-in ready home with the added benefit of no upward chain. Situated in a popular location, the property is close to a variety of local amenities including shops, schools, and excellent transport links. The ground floor features a spacious and versatile reception room that could be used as a home office, playroom, or additional sitting area, along with a convenient ground-floor W/C. On the first floor, you'll find a bright open-plan living area filled with natural light and a stylish kitchen diner fitted with a brand-new modern kitchen, perfect for everyday family life or entertaining guests. The top floor hosts three well-presented bedrooms and a contemporary family bathroom. Outside, the front of the property offers a driveway providing off-road parking, while to the rear is a tiered garden with a decked seating area.

MUST BE VIEWED!





- Three-Storey Semi-Detached House
- Three Bedrooms
- Open-Plan Reception Room
- Modern Kitchen
- Office & Ground Floor W/C
- Stylish Bathroom
- Driveway
- Fully Renovated Throughout
- No Upward Chain
- Popular Location





GROUND FLOOR

Entrance Hall

4'1" x 3'2" (1.25m x 0.98m)

The entrance hall has tiled flooring, tiled walls and a single UPVC door providing access into the accommodation.

Corridor

6'7" x 3'10" (2.01m x 1.19m)

The corridor has carpeted flooring.

Office

15'9" x 7'9" (4.82m x 2.38m)

The office has carpeted flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the front elevation.

W/C

6'11" x 3'2" (2.11m x 0.98m)

This space has a low level dual flush W/C, a pedestal wash basin and vinyl flooring.

Stairway

10'11" x 5'10" (max) (3.33m x 1.78m (max))

The stairway has carpeted flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

10'8" x 5'6" (max) (3.26m x 1.68m (max))

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

Open-Plan Living

20'11" x 19'5" (max) (6.39m x 5.92m (max))

The open-plan living area has carpeted flooring, a radiator, an in-built cupboard, and two UPVC double-glazed windows to the front elevation.

The kitchen diner features a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with drainer and swan-neck mixer tap, an integrated oven, hob, extractor fan, and fridge freezer. There are partially tiled walls, recessed spotlights, a radiator, vinyl flooring, two UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the rear garden.

SECOND FLOOR

Landing

8'9" x 8'3" (2.68m x 2.52m)

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

Master Bedroom

10'11" x 10'3" (3.34m x 3.14m)

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

Bedroom Two

10'11" x 10'4" (max) (3.34m x 3.15m (max))

The second bedroom has carpeted flooring, a radiator, fitted floor-to-ceiling wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Three

8'9" x 7'9" (max) (2.67m x 2.37m (max))

The third bedroom has carpeted flooring, a radiator, in-built fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bathroom

8'8" x 6'8" (max) (2.66m x 2.05m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with an electric shower fixture, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, an in-built cupboard, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

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

Rear

To the rear of the property is a tiered garden with a decked seating area and fence panelling boundaries.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

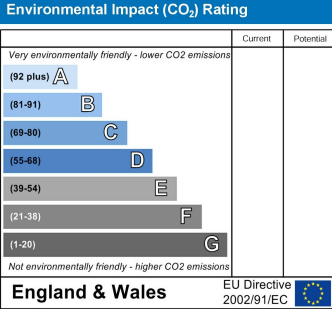
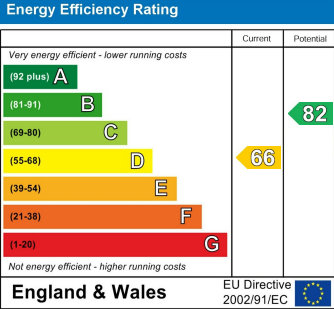
Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
Other Material Issues – No



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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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