

# HoldenCopley

PREPARE TO BE MOVED

Burton Road, Gedling, Nottinghamshire NG4 2QN

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Guide Price £230,000 - £245,000

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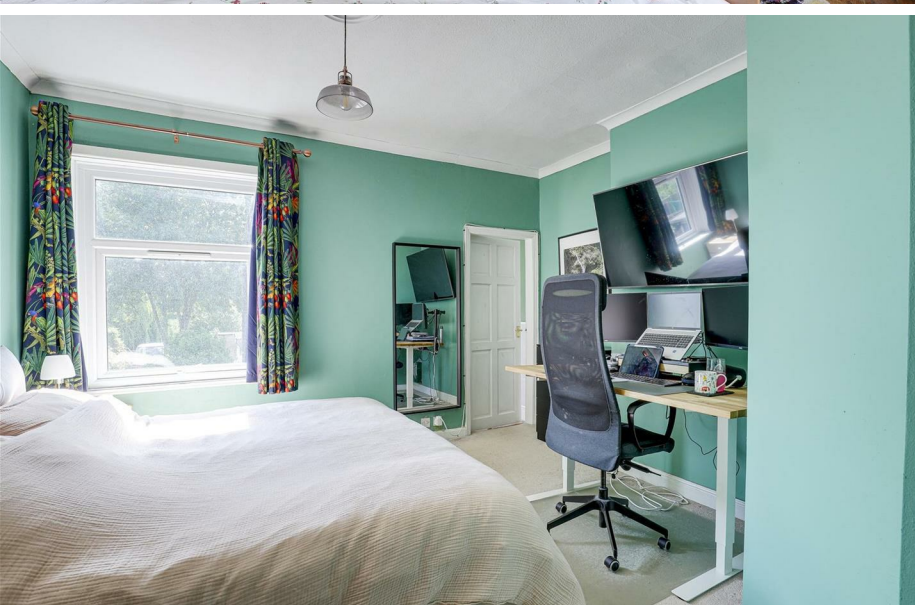
GUIDE PRICE £230,000 - £250,000...

### BURSTING WITH CHARACTER...

This well-presented two-bedroom semi-detached property is brimming with charm and offers a spacious layout ideal for a variety of buyers – from first-time purchasers to those looking to downsize or invest. The ground floor features a bright and airy living room with open access into a characterful dining area, complete with a spiral staircase and a cosy log burner – perfect for relaxed evenings or entertaining guests. A modern fitted galley-style kitchen leads into a useful utility room, while a stylish three-piece bathroom suite adds convenience to the layout. Upstairs, the property offers two double bedrooms and a further well-appointed three-piece bathroom suite, providing excellent comfort and versatility. Outside, the front of the property benefits from a low-maintenance forecourt, with gated access to the rear. The rear garden is a true highlight, featuring a patio area, decked seating space, a lawn, a second patio seating area, and a gravelled driveway providing off-street parking for 2–3 vehicles. Located in a popular residential area, this home is ideally positioned close to local shops, schools, and amenities, with excellent transport links offering easy access into Nottingham city centre.

### MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Galley-Style Kitchen
- Utility Room
- Two Three-Piece Bathrooms
- Enclosed Rear Garden
- Driveway
- Original Features Throughout
- Popular Location





GROUND FLOOR

Living Room

13\*2" x 13\*1" (4.03m x 4.00m)

The living room has wood flooring, coving to the ceiling, a dado rail, a radiator, UPVC double-glazed windows to the front and side elevations, a single wooden door providing access into the accommodation, and open access to the dining room.

Dining Room

15\*3" x 13\*3" (4.67m x 4.04m)

The dining room has wood flooring, coving on the ceiling, an iron spiral staircase, a recessed chimney breast with a log burner, a hearth, a wooden beam mantelpiece, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen

11\*1" x 7\*6" (3.40m x 2.31m)

The kitchen has fitted base units with wooden worktops, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated oven, a gas hob with an extractor fan and a stainless steel splashback, space for a fridge freezer, partially tiled walls, tiled flooring, UPVC double-glazed windows to the side elevation, a stable-style door providing access to the rear garden, and an open archway leading to the utility room.

Utility Room

The utility room has tiled flooring, space and plumbing for a washing machine, and a wall-mounted boiler.

Bathroom

8\*10" x 7\*6" (2.71m x 2.29m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure with a mains-fed shower and handheld shower head, a radiator, floor-to-ceiling tiling, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, recessed shelving, and provides access to the first-floor accommodation.

Master Bedroom

15\*5" x 13\*3" (4.71m x 4.05m)

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

Bedroom Two

13\*1" x 12\*0" (4.00m x 3.68m)

The second bedroom has wood flooring, in-built wardrobes and overhead cupboards, a radiator, a recessed chimney breast with an exposed brick surround, access to the loft with lighting, recessed spotlights, and UPVC double-glazed windows to the front and side elevations.

Bathroom

10\*11" x 7\*6" (3.33m x 2.31m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and handheld shower head, in-built storage cupboards, a radiator, access to the loft with lighting, wood flooring, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a low-maintenance forecourt, fence-panelled boundaries, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden featuring a patio area, an outside tap, external lighting, a decked area, a grass lawn, a further patio seating area, and access to the gravelled driveway, which offers off-street parking for 2–3 vehicles.

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 – No  
Any Legal Restrictions – No  
Other Material Issues – No

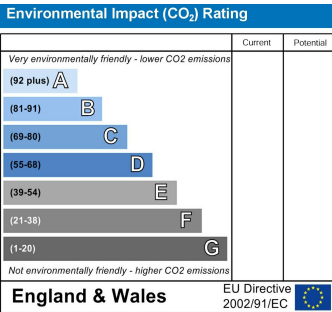
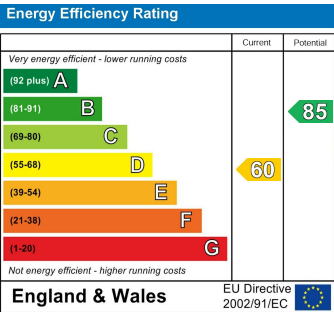
DISCLAIMER

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 licence 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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