



67 Florence Road, Gedling, NG4 2QL

£165,000

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Marriotts

A three-bedroom semi-detached house in a popular location just a short distance from open countryside and a short drive to the large local Colwick Retail Park. The property is for sale with NO UPWARD CHAIN and the accommodation consists of an entrance hallway, front lounge with coal effect gas fire, downstairs shower room and rear kitchen leading to a full-width lean-to conservatory with power. Upstairs, there are three bedrooms and a separate second toilet and the property also has gas central heating and a gated driveway leading to a detached garage with a rear adjoining workshop and good sized garden.

Entrance Hall

With double glazed side entrance door, radiator, stairs to the first-floor landing and doors to the shower room, kitchen and lounge.

Lounge

Brick fireplace with quarry tiled hearth and cold effect gas fire. Double-glazed front window and radiator.

Kitchen

A range of wall and base units with worktops incorporating a stainless steel sink unit and drainer with gas cooker point, plumbing for washing machine, radiator, pantry cupboard, window and door through to the lean-to.

Lean-To

With a polycarbonate roof, tile effect flooring, a cupboard housing the gas meter, power points, and a side door to the garden.

Shower Room

Consisting of a tiled cubicle with an electric shower, dual flush toilet and pedestal wash basin. Radiator and double-glazed side window.

First Floor Landing

Loft access, UPVC double glazed side window and separate WC with UPVC double glazed side window.





Bedroom 1

Airing cupboard, UPVC double glazed rear window and radiator.

Bedroom 2

Built-in wardrobe with sliding doors, separate shelved cupboard, UPVC double-glazed front window and radiator.

Bedroom 3

UPVC double glazed rear window and radiator.

Outside

To the front, there is a paved garden with flowerbeds and gated driveway leading to the adjoining carport and detached garage with double doors and an adjoining rear workshop/shed. The garden is majority paved and has a greenhouse, bedding areas and a fence perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B

PROPERTY CONSTRUCTION: None standard
Cornish Type 1

ANY RIGHTS OF WAY AFFECTING PROPERTY:
none

CURRENT PLANNING

PERMISSIONS/DEVELOPMENT PROPOSALS:
none

FLOOD RISK: TBC

ASBESTOS PRESENT: TBC

ANY KNOWN EXTERNAL FACTORS: TBC

LOCATION OF BOILER:

UTILITIES - mains gas, electric, water and
sewerage.

MAINS GAS PROVIDER: TBC

MAINS ELECTRICITY PROVIDER: TBC

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

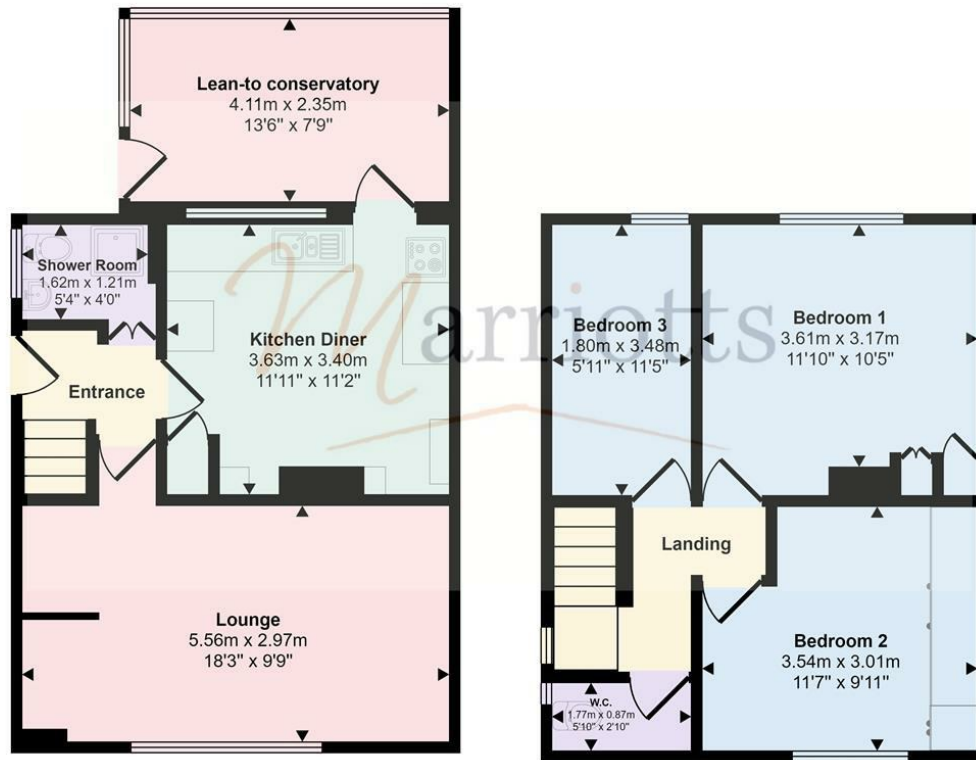
WATER METER: TBC

BROADBAND AVAILABILITY: Please visit
Ofcom - Broadband and Mobile coverage
checker.

MOBILE SIGNAL/COVERAGE: Please visit
Ofcom - Broadband and Mobile coverage
checker.

ELECTRIC CAR CHARGING POINT: not
available.

Approx Gross Internal Area
84 sq m / 908 sq ft



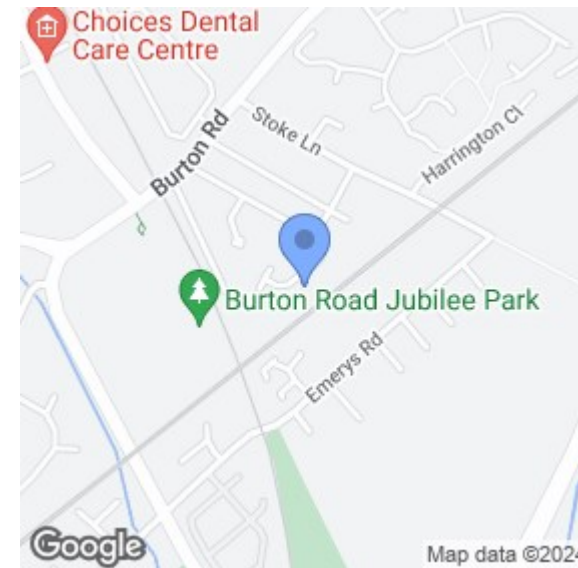
Ground Floor
Approx 47 sq m / 508 sq ft

First Floor
Approx 37 sq m / 400 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact our Marriotts Office on 0115 953 6644 if you wish to arrange a viewing appointment for this property or require further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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