



52 Florence Road, Gedling, NG4 2QH

£175,000



Marriotts



52 Florence Road Gedling, NG4 2QH

- Semi-detached house
- Three bedrooms
- Conservatory extension
- Large corner plot
- Lounge and kitchen diner
- NO UPWARD CHAIN

A three-bedroom semi-detached home occupying a generous corner plot, ideally positioned at the head of a popular cul-de-sac just off Burton Road. The property offers excellent access to the surrounding countryside, the nearby village of Burton Joyce, local retail parks and Carlton-le-Willows Academy, making this an appealing choice for families and first-time buyers alike! For sale with NO UPWARD CHAIN!

£175,000



Overview

Internally, the accommodation consists of an entrance porch and hallway, spacious living room, full-width kitchen diner and conservatory, while the first floor provides three well-proportioned bedrooms and a family bathroom.

Outside, the property occupies a particularly good-sized corner plot, offering excellent potential for those looking to create their ideal garden space.

The property would benefit from some general modernisation but provides a fantastic opportunity to add value and personalise to your own taste.

Entrance Porch

UPVC double-glazed front entrance door, light and secondary door through to the hallway.

Hallway

High-level cupboard housing the fuse board and smart electric meter, radiator, stairs to the first floor landing with understair cloaks cupboard.



Lounge

Ceramic tiled fireplace with gas fire and Adam Style surround, radiator and UPVC double-glazed front window.

Kitchen Diner

A range of wall and base units with worktops and a stainless steel sink unit and drainer. Gas cooker point, wood effect floor covering, UPVC double-glazed rear and side windows, airing cupboard houses the hot water cylinder, under counter gas boiler (serviced May 2026) and door to the conservatory.

Conservatory

Being UPVC double glazed with a polycarbonate roof, wood effect floor covering, light, power, plumbing for a washing machine and UPVC double glazed double doors leading out of the rear garden.

First Floor Landing

With loft access.

Bedroom 1

Built-in cupboard, radiator and UPVC double glazed front window.

Bedroom 2

UPVC double-glazed rear window and radiator.

Bedroom 3

UPVC double-glazed front window and radiator.

Bathroom

Consisting of a bath with electric shower and tiled surround, pedestal wash basin and toilet. Radiator and UPVC double-glazed front window.

Outside

The shared wide pedestrian path leads to the front of the property. Side access then leads to a side lawn with established borders, extending to the rear, also with established borders. Accessed from the conservatory is a patio area with an outside tap, concrete outbuilding and enclosed with a fenced perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B





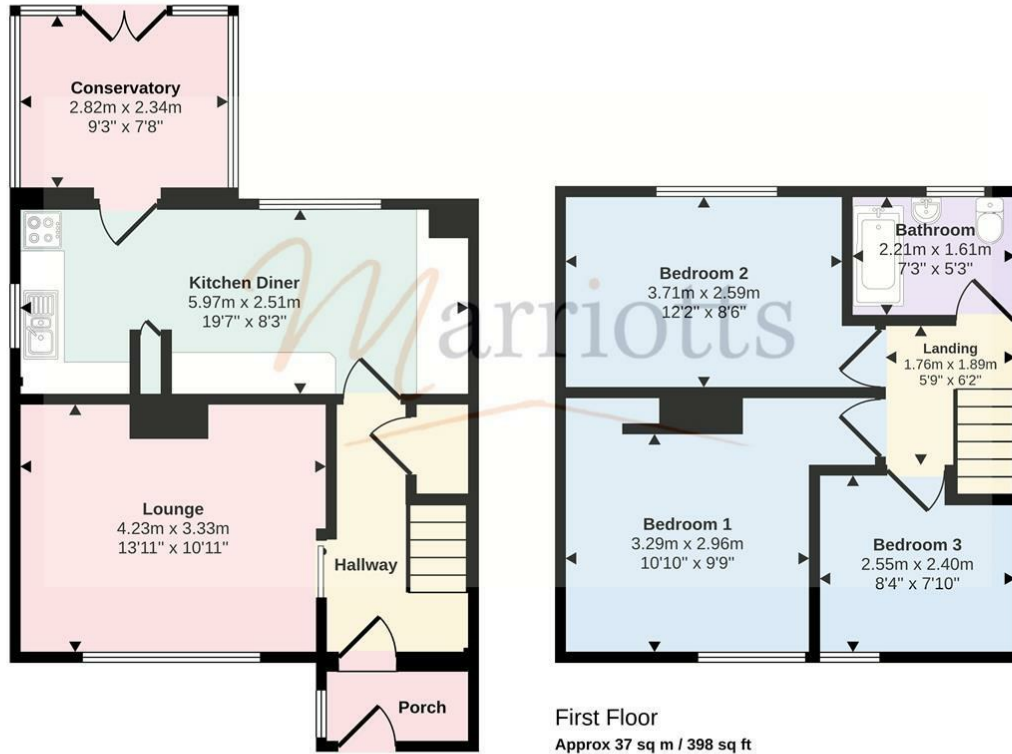


PROPERTY CONSTRUCTION: Cavity Brick (originally Cornish Type)
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
 FLOOD RISK: very low
 ASBESTOS PRESENT: n/a
 ANY KNOWN EXTERNAL FACTORS: n/a
 LOCATION OF BOILER: Kitchen
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: Eon
 MAINS ELECTRICITY PROVIDER: Eon
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: yes
 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.
 ACCESS AND SAFETY INFORMATION: level access





Approx Gross Internal Area
83 sq m / 894 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any 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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.**Marriotts**.net

