

# HoldenCopley

PREPARE TO BE MOVED

Third Avenue, Gedling, Nottinghamshire NG4 3LL

---

£195,000



Third Avenue, Gedling, Nottinghamshire NG4 3LL





## IDEAL FOR FIRST TIME BUYERS...

This mid-terrace property offers a fantastic opportunity for a first-time buyer looking to put their stamp on a home. Situated in a popular and convenient location, the property is just a short distance from local shops, great schools, transport links and Gedling Country Park. The ground floor comprises a living room, a fitted kitchen and a practical wet-room style shower room. To the first floor are three bedrooms, including a box bedroom perfect for a small child or an office space, along with a three-piece bathroom and access to the loft. To the front of the property there is on-street parking, while the rear enjoys a private, low-maintenance gravel garden complete with a useful shed.

## MUST BE VIEWED







- Mid-Terrace House
- Three Bedrooms
- Fitted Kitchen
- One Reception Room
- Ground Floor Wet Room  
Style Shower
- Three Piece Bathroom Suite
- Private Low Maintenance Rear  
Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance

4\*8" x 4\*1" (1.44m x 1.26m)

The entrance has a built-in cupboard, an internal window and a single UPVC door providing access into the accommodation.

Living Room

14\*2" x 14\*11" (4.33m x 4.56m)

The living room has UPVC double-glazed windows, wooden floorboards, a gas fireplace with a decorative surround, coving and UPVC double French doors providing access out to the front garden.

Kitchen

14\*9" x 8\*8" (4.51m x 2.65m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, space for a dining table, wooden floorboards, a radiator, an internal window and a single UPVC door providing access into the rear porch.

Shower Room

5\*5" x 5\*8" (1.66m x 1.75m)

The shower room has a low level flush W/C, a wall-mounted wash basin, a wet room style shower with an electric shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Rear Porch

5\*6" x 7\*2" (1.69m x 2.19m)

The rear porch has a UPVC double-glazed window to the rear elevation, a skylight window and a single composite door providing access out to the rear garden.

FIRST FLOOR

Landing

5\*7" x 9\*4" (1.71m x 2.86m)

The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

9\*1" x 11\*4" (2.77m x 3.47m)

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

Bedroom Two

11\*1" x 9\*8" (3.40m x 2.95m)

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

Bedroom Three

6\*3" x 5\*6" (1.92m x 1.69m)

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

Bathroom

6\*7" x 5\*6" (2.02m x 1.68m)

The bathroom has a low level flush WC, a pedestal wash basin, a fitted bath with an electric shower, tiled walls, a radiator and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is on street parking and a garden with a lawn.

Rear

To the rear is a private garden with gravel, a shed, a single wooden gate and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast broadband available with the highest download speed at 1800 Mbps & Highest upload speed at 220 Mbps

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

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.

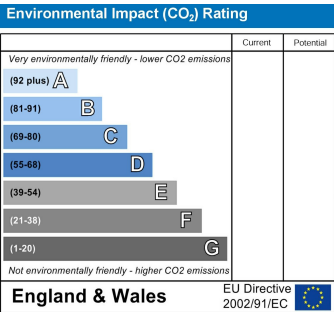
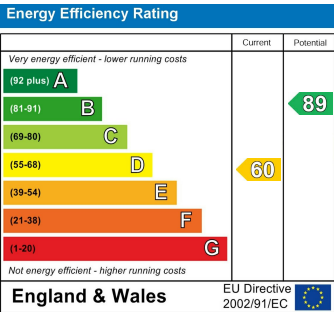
The vendor has advised the following:

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.

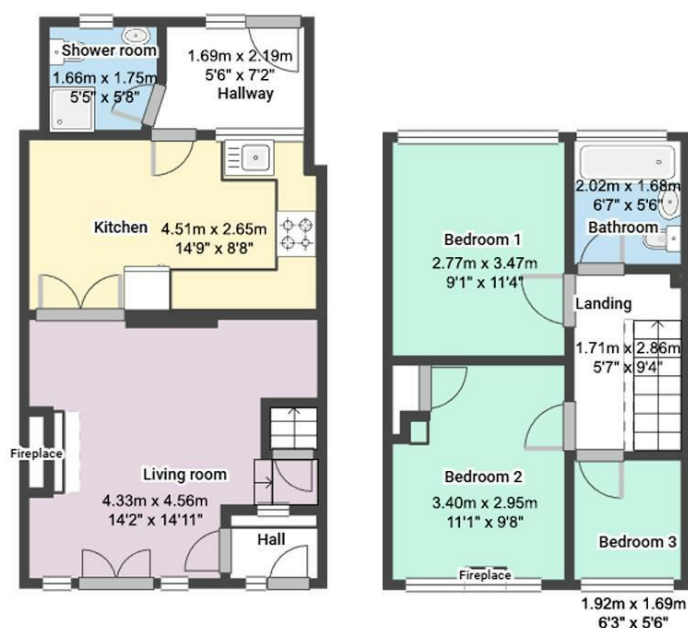
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





Third Avenue, Gedling, Nottinghamshire NG4 3LL

**HoldenCopley**  
PREPARE TO BE MOVED



**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

**0115 7734300**

**906A Woodborough Road, Mapperley, Nottingham, NG3 5QR**

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees 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.