

HoldenCopley

PREPARE TO BE MOVED

Easedale Close, Gamston, Nottinghamshire NG2 6PJ

Guide Price £240,000 - £250,000

Easedale Close, Gamston, Nottinghamshire NG2 6PJ

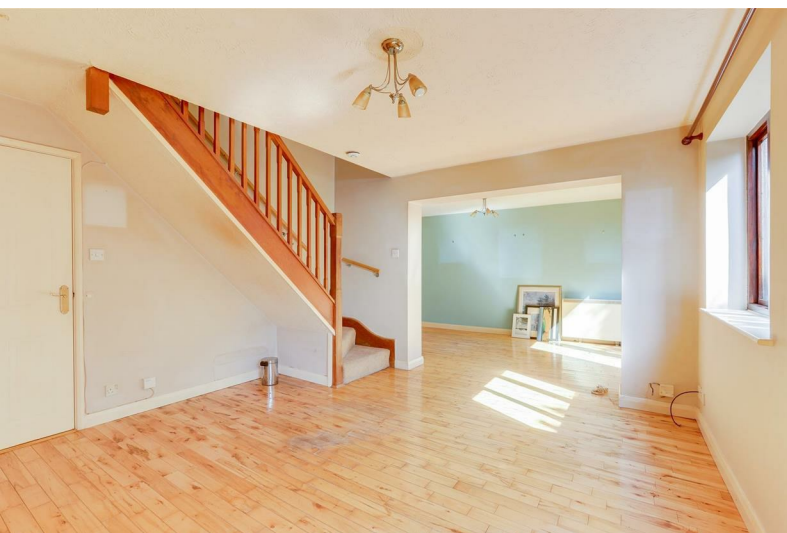


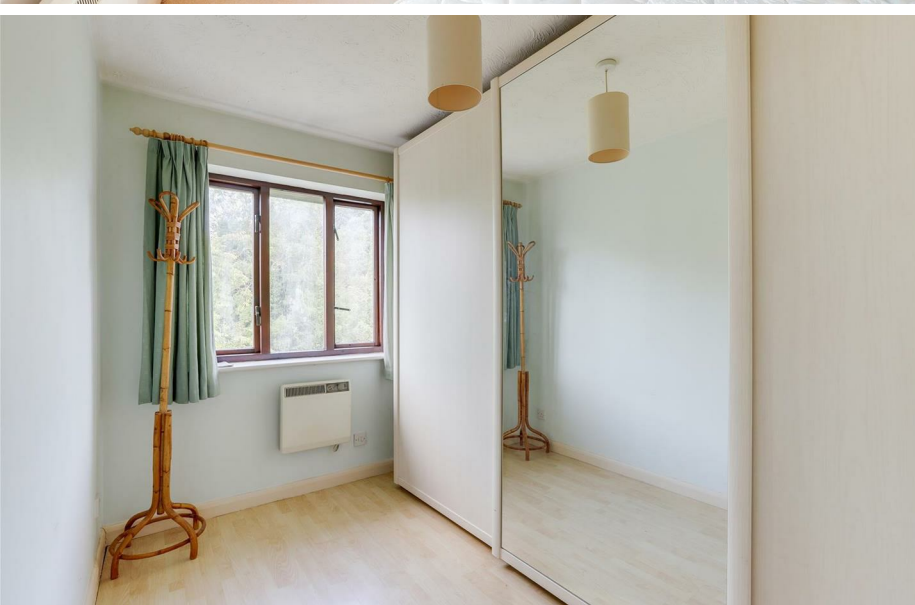
GUIDE PRICE: £240,000 - £250,000

NO UPWARD CHAIN IN A GREAT LOCATION...

This two-bedroom end-terraced house is bursting with potential and would make the perfect purchase for a wide range of buyers – whether you're a first-time buyer, investor, or simply looking to create a home of your own. Offered to the market with no upward chain, this property is ready for you to put your own stamp on and truly make it your own. To the ground floor, the accommodation comprises an open plan living and dining area with wooden flooring running throughout and French doors opening out to the rear garden, flooding the space with natural light. There is also a bright conservatory, perfect for enjoying all year round, along with a spacious fitted kitchen offering ample storage and worktop space. The first floor hosts a double bedroom and a comfortable single bedroom, both serviced by a three-piece bathroom suite. Outside, the property benefits from a driveway providing off-street parking to the front, while to the rear is a generous, tiered garden featuring a patio area, mature trees, various shrubs, and fence panel boundaries, creating a private and versatile outdoor retreat. Situated in a popular and well-connected area, this property is just a short walk from picturesque canal-side walks, with easy access to local shops, amenities, well-regarded schools, and excellent transport links into Nottingham City Centre and the A52 – all set within the desirable village of Gamston.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Open Plan Living/Dining Area
- Spacious Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Driveway
- Large Rear Garden
- No Upward Chain
- Village Location





GROUND FLOOR

Kitchen/Diner

13'7" x 10'7" (4.16m x 3.23m)

The kitchen is fitted with a range of base and wall units with complementary worktops, a ceramic undermount sink and a half with a swan neck mixer tap and drainer, an integrated oven with a ceramic hob and extractor fan, and space for a fridge-freezer. The space also features a tiled splashback, a storage heater, tiled flooring, and a UPVC double-glazed window to the front elevation.

Dining/Living Room

23'2" x 13'10" (max) (7.07m x 4.23m (max))

The dining room features wood flooring, a storage heater, a UPVC double-glazed window to the front elevation, and double French doors opening out to the rear garden.

The living room is finished with wood flooring and carpeted stairs, along with a storage heater, a UPVC double-glazed window to the rear elevation, and sliding patio doors providing access to the conservatory.

Conservatory

7'8" x 5'11" (max) (2.35m x 1.81m (max))

The conservatory features a polycarbonate roof, tile-effect flooring, UPVC double-glazed windows to the front and side elevations, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

13'8" x 5'11" (max) (4.18m x 1.81m (max))

The landing has carpeted flooring, access to the loft, a built-in cupboard, and provides access to the first-floor accommodation.

Master Bedroom

13'7" x 8'11" (4.16m x 2.74m)

The main bedroom features carpeted flooring, a storage heater, and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'9" x 7'2" (3.28m x 2.19m)

The second bedroom benefits from laminate flooring, a storage heater, and a UPVC double-glazed window to the rear elevation.

Bathroom

7'9" x 6'2" (max) (2.38m x 1.88m (max))

The bathroom comprises a low-level dual-flush W/C, a pedestal wash basin, and a panelled bath. It also features an extractor fan, vinyl flooring, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property, there is a driveway providing off-street parking, alongside a small garden featuring a lawn and various shrubs.

Rear

To the rear of the property is a large, enclosed, tiered garden featuring a patio area, various shrubs, mature trees, and fence panel boundaries.

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 – Electric Storage Heaters

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 - Rushcliffe 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.

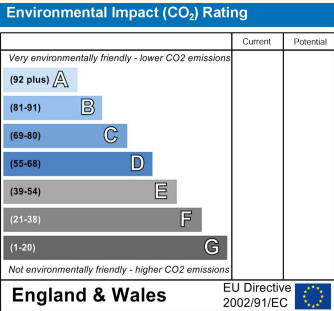
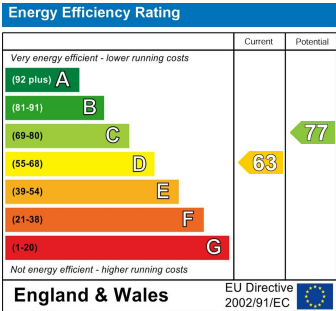
The vendor has advised the following:

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 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.

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.



Easedale Close, Gamston, Nottinghamshire NG2 6PJ

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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.