

# HoldenCopley

PREPARE TO BE MOVED

Priory Road, Gedling, Nottinghamshire NG4 3JZ

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Guide Price £200,000 -

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GUIDE PRICE £200,000 - £220,000

IDEAL FOR FIRST TIME BUYERS...

This well-presented mid-terrace house offers spacious and move-in ready accommodation, making it an ideal choice for any first-time buyer looking to step onto the property ladder with ease. The property is situated in a popular location close to shops, great schools and transport links. The ground floor comprises a living room featuring a gas stove, a separate dining room, a modern fitted kitchen, and a contemporary shower room. To the first floor, the property offers three well-proportioned bedrooms and provides access to a versatile loft space. Outside, the property benefits from on-street parking, a garage with direct access to the garden, and a private rear garden complete with a paved patio seating area, artificial lawn, and a garden shed—ideal for low-maintenance living.

NO UPWARD CHAIN





- Mid-Terrace House
- Three Bedrooms
- Modern Fitted Kitchen
- Two Reception Rooms - One With A Gas Stove
- Ground Floor Shower Room
- Versatile Loft Space
- Popular Location
- Well-Presented Throughout
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Living Room

14'2" x 13'9" (4.32 x 4.21)

The living room has UPVC double-glazed windows and a window seat with storage to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove with a gas stove, a ceiling rose and a single UPVC door providing access into the accommodation.

### Hallway

2'8" x 2'6" (0.82 x 0.77)

The hallway has carpeted flooring and stairs.

### Dining Room

12'1" x 10'9" (3.70 x 3.28)

The dining room has carpeted flooring, a radiator, open access into the kitchen and UPVC double French doors providing access out to the garden.

### Kitchen

8'4" x 8'3" (2.56 x 2.54)

The kitchen has a range of gloss handleless base and wall units with worktops, space for a freestanding cooker, an undermount sink and a half, an integrated dishwasher, vinyl flooring, a radiator, an extractor fan and UPVC double-glazed windows to the side elevation.

### Shower Room

8'3" x 7'9" (2.54 x 2.37)

The shower room has a low level flush W/C, a vanity style wash basin, a walk-in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a fitted worktop with drawers, vinyl flooring, partially tiled walls, a radiator, a chrome heated towel rail, an extractor fan, access into the loft and a UPVC double-glazed window to the side elevation.

## FIRST FLOOR

### Landing

12'0" x 2'5" (3.67 x 0.76)

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

### Master Bedroom

12'9" x 11'6" (3.89 x 3.52)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, two radiators, two built-in wardrobes, a dado rail and coving.

### Bedroom Two

12'0" x 8'6" (3.66 x 2.60)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a wall-mounted boiler.

### Bedroom Three

12'2" x 8'2" (3.71 x 2.50)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in wardrobe.

## SECOND FLOOR

### Loft

12'8" x 11'6" (3.87 x 3.51)

The loft has two skylight windows, carpeted flooring, eaves storage and recessed spotlights.

### OUTSIDE

Outside there is on street parking, a garage with access out to the garden and a private garden with a paved patio seating area, an artificial lawn, a shed, courtesy lighting and an outdoor tap.

### Garage

14'7" x 11'6" (4.45 x 3.53)

The garage has a window, a single stable door and double garage doors.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

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

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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

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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 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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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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