51 Perlethorpe Avenue, Gedling, NG4 4GH

Price Guide £220,000

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Marriotts

51 Perlethorpe Avenue
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- Detached bungalow
- Modern kitchen & shower room
- Combination boiler
- Three bedrooms
- Gated driveway & garage
- UPVC double glazing

GUIDE PRICE £220,000 - £230,000!! A well-presented three-bedroom detached bungalow with detached rear garage, modern kitchen with integrated oven & hob, modern shower room with large walk-in shower, lounge with double doors out to the garden, UPVC double glazing and gas central heating with combination boiler!

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Kitchen

A range of wall and base units with granite style worktops and inset stainless steel sink unit and drainer. Integrated electric oven, four ring ceramic hob and brushed steel extractor canopy. Plumbing for a washing machine, concealed Baxi combination gas boiler, ceiling downlights, vertical radiator, UPVC double glazed front window and side door.

Inner Hall

With wood laminate flooring, ceiling downlights, radiator and loft hatch with ladder in to the roof space.

Lounge

With wood laminate flooring, radiator and UPVC double glazed double doors leading out to the garden.

Bedroom 1

UPVC double glazed front window and radiator.

Bedroom 2

UPVC double glazed side window and radiator.

Bedroom 3

UPVC double glazed side window and radiator.

Shower Room

Consisting of a large walk-in fully tiled cubicle with chrome fixed head rain shower, second hand held mixer and extractor fan. Concealed cistern toilet and wash basin with vanity base cupboards, tiled floor, chrome ladder towel rail, ceiling downlights and UPVC double glazed side window.

Outside

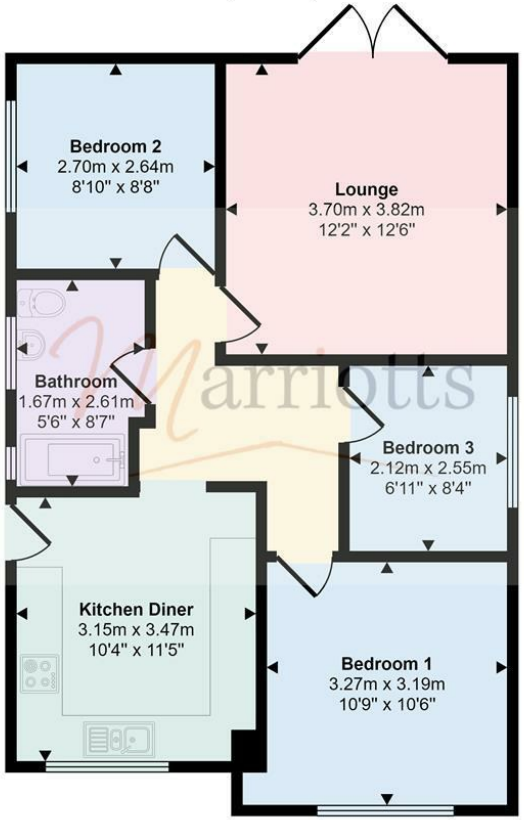
To the front, wrought iron railings and double gates lead on to the driveway and gravelled front garden with established borders. Further wrought iron gate leads to the side of the property with LED flood light and access to the rear. To the rear is a detached concrete sectional garage with side door. Large concreted patio/seating area and lawn, enclosed with a fenced perimeter. **Please note that there is restricted vehicle access to the garage.**

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band B
PROPERTY CONSTRUCTION: Solid Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: None
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None
FLOOD RISK: None
ASBESTOS PRESENT: None
ANY KNOWN EXTERNAL FACTORS: None
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Octopus energy
MAINS ELECTRICITY PROVIDER: Octopus energy
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom -

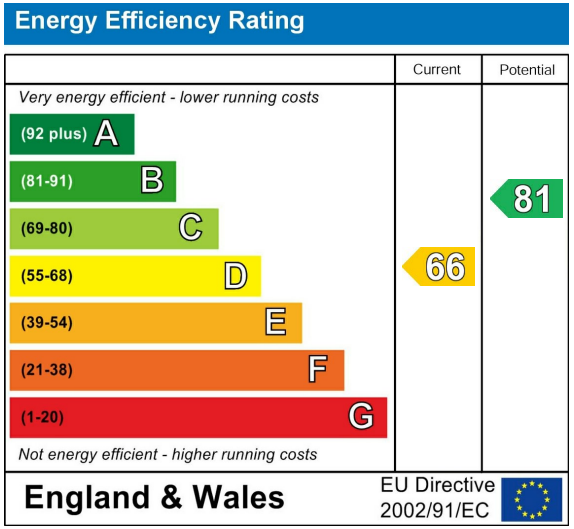
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION:

Approx Gross Internal Area
62 sq m / 670 sq ft



Floorplan

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.



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.
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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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