

Robert Ellis

look no further...



County Road
Gedling, Nottingham NG4 4JN

A WELL PRESENTED THREE BEDROOM
HOME FOR SALE IN GEDLING!

Offers In The Region Of

£100,000 - £110,000

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Situated in the popular residential area of Gedling, this well-presented three-bedroom end of terrace property offers spacious living in a convenient location, close to local shops, schools, and excellent transport links.

As you enter the home, you are welcomed by a generously sized entrance hallway, which provides access to the kitchen, the lounge, and the stairs leading to the first floor. The bright and airy lounge flows seamlessly into a conservatory, offering an ideal space for relaxing or entertaining, with direct access to the enclosed rear garden.

Upstairs, the property boasts three well-proportioned bedrooms along with a modern family bathroom.

Outside, the front of the home is accessed via a set of steps, giving it a slightly elevated position. To the rear, the private garden provides a peaceful outdoor retreat, perfect for families or anyone looking to enjoy outdoor living.

This property is ideally located for those seeking a home in a friendly neighbourhood with great amenities nearby, making it perfect for first-time buyers, families, or investors alike.

Early viewing is highly recommended.



Entrance Hallway

UPVC double glazed door to the front elevation with double glazed window to the side giving access to the entrance hallway comprising laminate floor covering, wall mounted radiator, coving to the ceiling, carpeted staircase leading to the first floor landing, understairs storage cupboard, doors leading off to:

Kitchen

7'10" x 12'7" approx (2.41 x 3.84 approx)

Tiling to the floor, tiled splashbacks, UPVC double glazed window to the front elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with four ring gas hob over and extractor hood above, integrated dishwasher, space and point for a freestanding fridge freezer, space and point for a washing machine, wall mounted heated towel rail.

Lounge

14'8" x 11'8" approx (4.49 x 3.56 approx)

Laminate floor covering, coving to the ceiling, UPVC double glazed window and door to the conservatory, feature fireplace with tiled hearth and wooden surround.

Conservatory

10'5" x 14'8" approx (3.19 x 4.49 approx)

Tiled flooring, UPVC double glazed windows surrounding, UPVC double glazed sliding door leading out to the rear garden.

First Floor Landing

Carpeted flooring, coving to the ceiling, doors to leading off to:

Bedroom Three

6'5" x 9'5" approx (1.97 x 2.88 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Two

7'11" x 12'0" approx (2.43 x 3.66 approx)

Fitted wardrobes, carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

Bedroom One

12'4" x 7'11" approx (3.78 x 2.42 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bathroom

6'4" x 9'5" approx (1.95 x 2.89 approx)

UPVC double glazed window to the front elevation, corner bath with electric shower over, WC, tiled splashbacks, handwash basin with mixer tap, chrome heated towel rail, access to the loft.

Outside

Front of Property

To the front of the property there is a tiered front garden made up of decked and gravelled area with palm trees planted to the side and steps leading down to the front entrance door.

Rear of Property

To the rear of the property there is an enclosed rear garden with decked area with steps leading down to an additional decked area ideal for seating, further lawned area leading to the shed with hedging and fencing to the boundaries, side access to the front of the property.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

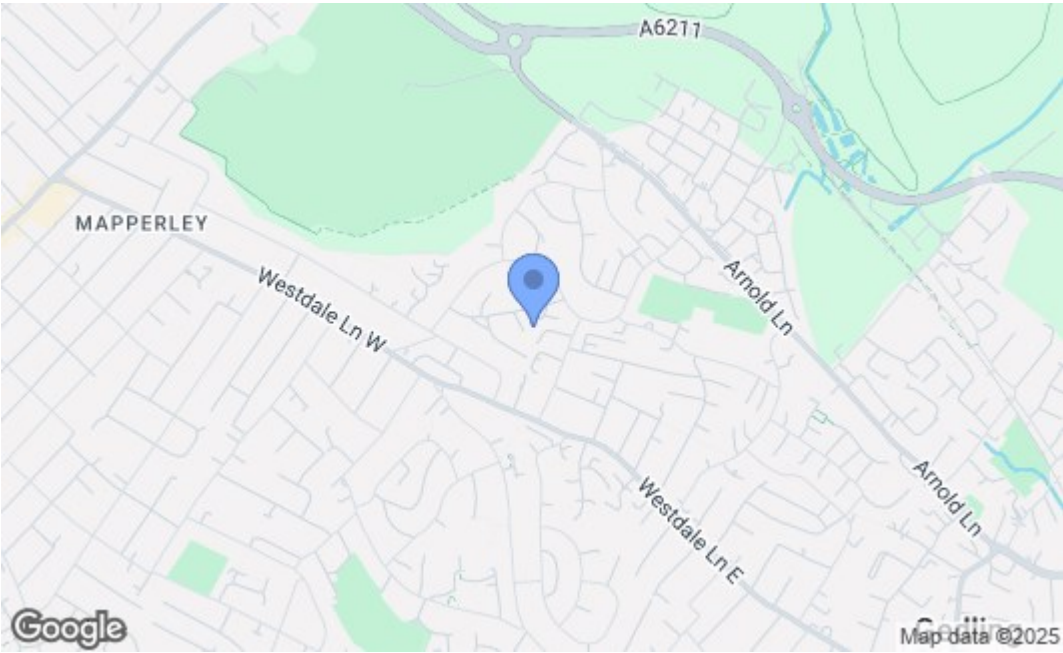
Any Legal Restrictions: No

Other Material Issues: No

Loft

Part boarded lighting providing useful additional storage space with access from a pull down ladder.





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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.