



## The Orchards Gedling, Nottingham NG4 3HB

**Guide Price £148,000 Freehold**

Early viewing is strongly recommended to appreciate this deceptively spacious and charming home, which benefits from a loft room accessed via a spiral staircase — ideal as a second bedroom, home office, gym or hobby room — and is highlighted early as a key feature of the property.

Set on The Orchards, this cute Victorian terrace has been lovingly updated throughout while retaining its character. The property enjoys off-road parking, UPVC windows and doors, and stunning French-style shutters that add instant kerb appeal and charm.

You enter the home into a welcoming lounge, freshly decorated and fitted with new carpets, twin radiators, a chimney breast with wall-mounted television, creating a warm and comfortable living space.



Beautifully modernised Victorian one-bedroom terraced home with a versatile loft room, tucked away on a peaceful cul-de-sac in the ever-popular Gedling Village.



## Lounge

UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the front elevation, carpeted flooring, two wall mounted radiators, fireplace, internal glazed door leading through to the kitchen.

## Kitchen

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, oven with induction hob over and extractor hood above, breakfast bar, space and point for a fridge freezer, wall mounted radiator, recessed spotlights to the ceiling, space and plumbing for a washing machine, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, door giving access to the staircase to the first floor landing.

## First Floor Landing

Carpeted flooring, stained glass window to the rear elevation, wall mounted radiator, doorway giving access to the spiral staircase leading to bedroom two, doors leading off to:

## Bedroom One

UPVC double glazed window to the front elevation, built-in wardrobes, wall mounted radiator, carpeted flooring.

## Bathroom

UPVC double glazed window to the rear elevation, built-in storage, panelled bath with swan neck mixer tap, WC, handwash basin with swan neck mixer tap over, heated towel rail, shower cubicle with electric shower over.

## Bedroom Two

Two Velux windows to the front elevation, laminate flooring, storage to the eaves, recessed spotlights to the ceiling, wall mounted radiator.

## Outside

## Rear of Property

To the rear of the property there is an enclosed rear garden being mainly paved patio for ease of maintenance, air source heat pump, outdoor store fencing to the boundaries, gated access either side.



## Front of Property

To the front of the property there is parking.

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 9mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

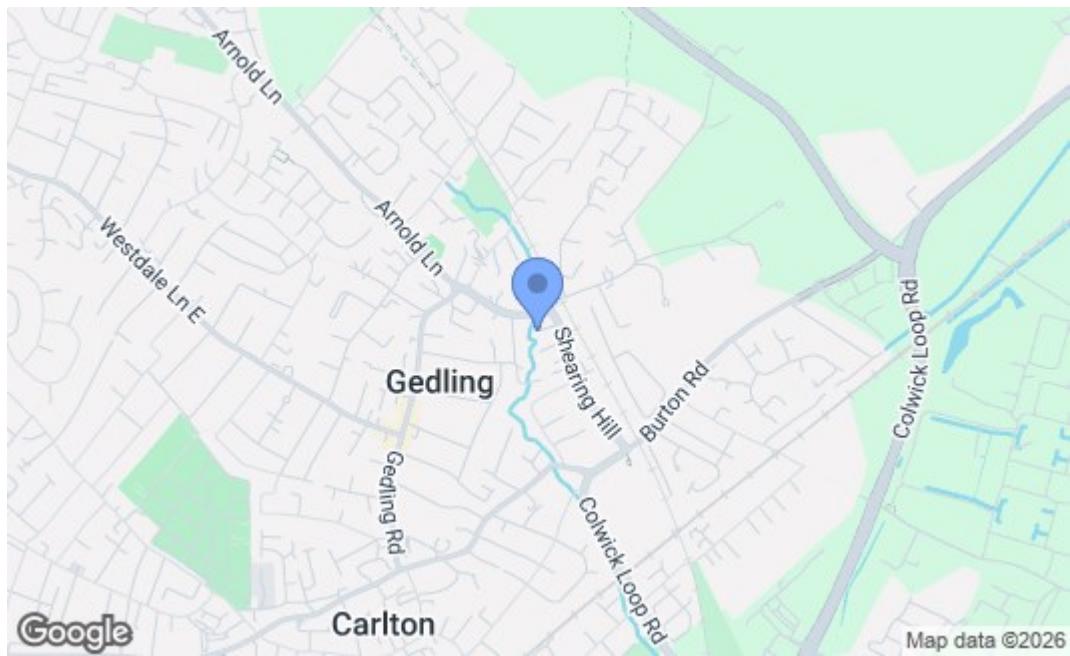
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.