



Cinderhill Grove
Gedling, Nottingham NG4 4EQ

THREE BEDROOM SEMI-DETACHED HOME,
SELLING WITH NO UPWARD CHAIN

Asking Price £200,000 Freehold



A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME SITUATED IN THE POPULAR AND CONVENIENT LOCATION OF GEDLING.

Robert Ellis are pleased to bring to the market this well presented three bedroom semi-detached property which offers a good level of accommodation arranged over two floors and would make an ideal home for a first time buyer, couple or family.

The property is entered through an entrance hallway which provides access to the separate dining room and the open plan living kitchen. The dining room is positioned to the front of the property, whilst to the rear is the main living space which incorporates a modern fitted kitchen with a range of wall and base units, breakfast bar and space for appliances. The living area benefits from French doors opening onto the rear garden, creating a bright and sociable space. There is also a useful utility room providing further storage and appliance space.

To the first floor there are three bedrooms, with the main bedroom benefiting from built-in wardrobes and additional storage, together with a modern shower room fitted with a walk-in shower, wash hand basin and WC.

Outside, the property has an enclosed lawned garden to the front with gated access leading around to the rear. The rear garden is also enclosed and features tiered artificial lawned areas, providing a relatively low maintenance outside space.

Situated in Gedling, the property is conveniently placed for a range of local amenities, schools and transport links, with access available towards Nottingham city centre and the surrounding areas.

An internal viewing is recommended to appreciate the accommodation and presentation on offer.



Entrance Hallway

UPVC double glazed entrance door to the front elevation, laminate flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, recessed spotlights to the ceiling, door leading through to the dining room, opening through to the open plan living kitchen.

Dining Room

10'5" x 10'5" approx (3.2 x 3.2 approx)

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

Open Plan Living Kitchen

Living Area

10'5" x 8'10" approx (3.2 x 2.7 approx)

UPVC double glazed French doors to the rear elevation, laminate flooring, feature panelling to the wall wall mounted radiator.

Kitchen Area

10'5" x 10'5" approx (3.2 x 3.2 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap, space and plumbing for a washing machine, space and point for a cooker with glass splashback and extractor hood above, breakfast bar providing additional seating area, laminate flooring, recessed spotlights to the ceiling, opening to the utility room, UPVC double glazed window to the side elevation.

Utility Room

8'10" x 4'7" approx (2.7 x 1.4 approx)

Base unit with worksurfaces over incorporating space and point for a separate fridge and freezer, laminate flooring, wall mounted radiator, understairs storage, recessed spotlights to the ceiling, UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation.

First Floor Landing

Carpeted flooring, loft access hatch, storage cupboard, doors leading off to:

Bedroom One

13'9" x 8'10" approx (4.2 x 2.7 approx)

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

Bedroom Two

8'10" x 12'9" approx (2.7 x 3.9 approx)

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

Bedroom Three

7'6" x 8'2" approx (2.3 x 2.5 approx)

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

Shower Room

4'7" x 8'10" approx (1.4 x 2.7 approx)

UPVC double glazed window to the side elevation, handwash basin with storage below, WC, walk-in shower enclosure with mains fed rain fall shower over, heated towel rail, tiled splashbacks, laminate flooring, extractor fan.

Outside

Front of Property

To the front of the property there is an enclosed front garden being laid mainly to lawn with fencing to the boundaries and pathway to the entrance doors, gated access to the rear of the property.

Rear of Property

To the rear of the property there is an enclosed rear garden with tiered artificial lawned areas, fencing to the boundaries, gated 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 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

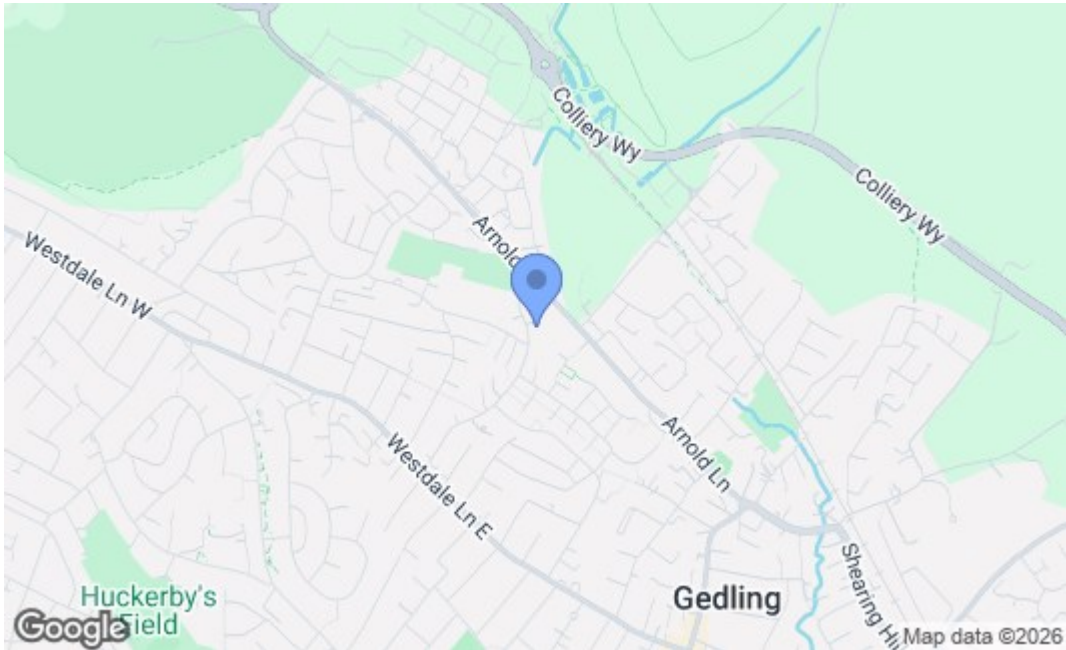
Flood Defences: No

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		88
(81-91) B		
(69-80) C	74	
(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.