



**10 Church View, Gedling, Nottingham,
Nottinghamshire NG4 3HW**

£190,000

Tel: 0115 9680268



- Open Plan Living
- Secure Gated Parking
- Viewing Highly Recommended
- Elevated Position
- Fitted Kitchen
- Modern Mid Town House
- Neutral Bathroom
- No Upward Chain

A wonderful start to life on the property market, this well kept two bedroom town house in an elevated position with views of the church, quiet residential location with plenty of off road parking behind an electric gated secure entrance and a deceptively spacious internal layout. This excellent property is being offered to the market with the advantage of no upward chain and is perfect for all those buyers looking for an investment property or first-time buyers looking for their first home.

The internal accommodation comprises an entrance hall with access into a substantial lounge with open plan access toward the dining kitchen. To the first-floor landing there are two bedrooms including a staggeringly sized double bedroom with double door internal wardrobe and a bathroom with three piece suite.

Externally, this property stands away from the main road itself in a wonderful, elevated position with views of the opposing church. The frontage consists of a shared walkway for all adjacent properties and its own manageable front garden. The rear garden is relatively low maintenance having gravelled areas and a good selection of mature shrubs and trees. To the rear of the property there is an electric gated access onto a private parking area which provides an ample amount of off-road parking.

ENTRANCE HALL

w: 1.5m x l: 1.14m (w: 4' 11" x l: 3' 9")

Having a radiator, ceiling light point, internal door into the living room and stairs providing access to the first floor landing.

LIVING ROOM

w: 4.52m x l: 3.15m (w: 14' 10" x l: 10' 4")

(Open plan measurements: 24'4" into kitchen x 10'4")

A spacious living room with a radiator, ceiling light point, understairs storage cupboard, double glazed bow window to the front elevation and open plan access into the:

KITCHEN DINER

w: 4.09m x l: 2.64m (w: 13' 5" x l: 8' 8")

A tasteful fitted kitchen, having a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring electric hob with concealed extractor hood over, plumbing for a washing machine, integrated fridge. There is also a radiator, ceiling light point, two double glazed windows to the rear elevation and a double glazed door opening into the rear garden.

FIRST FLOOR LANDING

With a ceiling light point.

BEDROOM ONE

w: 3.99m x l: 3.15m (w: 13' 1" x l: 10' 4")

A spacious double bedroom with an internally built double door wardrobe with hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.23m x l: 2.26m (w: 10' 7" x l: 7' 5")

A second bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BATHROOM

w: 2.39m x l: 1.57m (w: 7' 10" x l: 5' 2")

With a three piece suite comprising a panelled bath with a wall mounted shower over, wash hand basin and a Low flush WC. There is also a radiator, ceiling light point, part tiled walls and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, this property stands away from the main road itself in a wonderful, elevated position with views of the opposing church. The frontage consists of a shared walkway for all adjacent properties and its own manageable front garden. The rear garden is relatively low maintenance having gravelled areas and a good selection of mature shrubs and trees. To the rear of the property there is an electric gated access onto a private parking area which provides an ample amount of off road parking.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268

TENURE

This property is being sold as a freehold property, with vacant possession on completion.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.













Viewing by appointment only
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