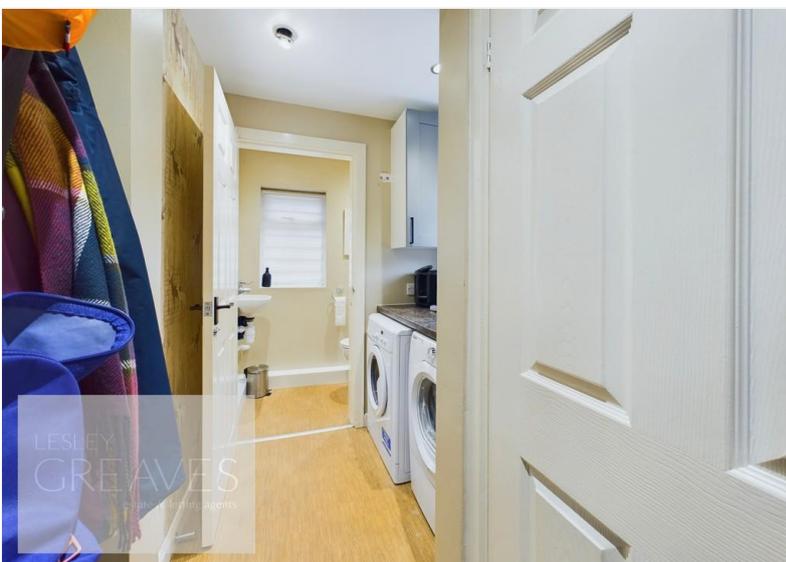




Guide Price £250,000-£260,000

Stanhope Road, Gedling, Nottingham NG4 4HN

EPC Rating C



Modernised semi-detached house with a driveway, brick built outhouse, with power and lighting, and landscaped garden providing areas of block paved and decked patios, lawn, pergola, brick built BBQ and vegetable garden.

In brief, the alarmed accommodation comprises a porch, an entrance hallway, currently utilised as a study, living room, conservatory, kitchen, utility room and downstairs WC. The kitchen, fitted in 2023, has been re-fitted with a range of shaker style units and has a fitted oven, ceramic hob, extractor and integrated fridge freezer. The utility room has further fitted units, a storage cupboard and under counter spaces for a washing machine and dryer, also with plumbing for a dishwasher if preferred.

To the first floor are three bedrooms and a re-fitted modern bathroom. The boarded loft can be accessed via a pull down ladder from the landing and offers scope for further development, subject to the necessary permission and regulations, with water / electric and soil vent pipe already in situ.

Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

- Freehold
- Council Tax Band B

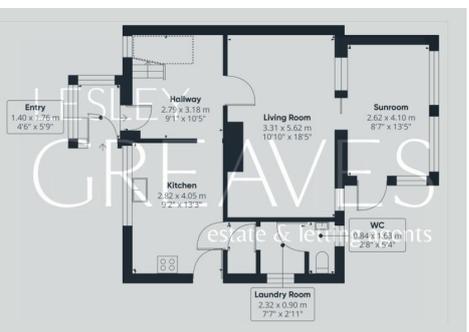
- PORCH 5' 9" x 4' 6" (1.75m x 1.37m)
- ENTRANCE HALL 10' 5" x 9' 1" (3.18m x 2.77m)
- KITCHEN 13' 3" x 9' 2" (4.04m x 2.79m)
- UTILITY ROOM 7' 7" x 2' 11" (2.31m x 0.89m)
- WC 5' 4" x 2' 8" (1.63m x 0.81m)
- LIVING ROOM 18' 5" x 10' 10" (5.61m x 3.3m)
- CONSERVATORY 13' 5" x 8' 7" (4.09m x 2.62m)
- BEDROOM ONE 11' 11" x 10' 11" (3.63m x 3.33m)
- BEDROOM TWO 11' 6" x 10' 10" (3.51m x 3.3m)
- BEDROOM THREE 9' 1" x 8' 1" (2.77m x 2.46m)
- BATHROOM 10' 5" x 5' 9" (3.18m x 1.75m)
- LOFT 24' 5" x 13' 9" reduced head height (7.44m x 4.19m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
sales@lesleygreaves.co.uk
0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to check the measurements.



Company Registration Number: 5773186 | VAT Number: 917862296