



24 Coronation Walk, Gedling, NG4 4AQ

£240,000

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 Marriotts



24 Coronation Walk Gedling, NG4 4AQ

- Three bedrooms
- Lounge & separate dining room
- Catchment for Carlton-le-Willows
- Ample driveway and detached garage
- Rear entrance porch & utility/store room
- No upward chain

A three bedroom semi-detached house in a popular location, in need of general modernisation. The property also has a detached garage, ample parking and is for sale with **NO UPWARD CHAIN!**

£240,000



Overview

Located on Coronation Walk in Gedling, this three bedroom semi-detached house has great potential to make it your own.

Situated in a popular crescent just off Burton Road, this home is in the catchment area for the highly regarded Carlton-le-Willows Academy, making it an ideal choice for families with school-going children. You are also just a minute's drive from open countryside and the recently opened Gedling Access Road.

One of the standout features of this property is the ample parking space it offers - with a driveway for several cars and a convenient single garage, parking should never be an issue.

There is a front living room and a rear dining room which is open to the kitchen. A handy rear entrance porch leads out to the mature rear garden and also has a useful adjoining utility/store room with plumbing for a washing machine.

What's more, this property is for sale with **NO UPWARD CHAIN**, making the buying process smooth and hassle-free. Don't miss out on the opportunity to make this lovely house your new home in the heart of Gedling.



Entrance Hall

With UPVC double glazed front entrance door, UPVC double glazed side window, radiator, doors to both reception rooms and stairs to the first floor landing with under-stair cupboard housing the smart gas meter.

Lounge

Marble fireplace and hearth with coal effect gas fire and Adam style surround. Three wall light points, radiator and UPVC double glazed front window.

Dining Room

Under-stair cupboard housing the electric smart meter and RCD board, UPVC double glazed side window, radiator, UPVC double glazed sliding patio door to the rear and opening through to the kitchen.

Kitchen

A range of units in a medium Oak finish with tiled worktops, inset sink unit and drainer and worksurface lighting. Integrated electric double oven, four ring gas hob with filter hood and an integrated fridge freezer. Radiator, UPVC double glazed window and door leading to the rear entrance porch.

Rear Entrance Porch

UPVC double glazed with polycarbonate roof, side door to the patio, carriage style wall light and access to the utility/store room with light, power and plumbing for a washing machine.

First Floor Landing

Loft hatch with ladder, radiator and separate toilet with UPVC double glazed side window.

Bedroom 1

Built-in four door corner wardrobes and a range of matching fitted drawers, dressing table and bedside cabinets. UPVC double glazed front window and radiator.

Bedroom 2

UPVC double glazed rear window and radiator.

Bedroom 3

UPVC double glazed front window and radiator.

Shower Room

Aqua boarded walk-in cubicle with chrome mains shower, pedestal wash basin with tiled surround, radiator, UPVC double glazed window, tile effect flooring and cupboard housing the Baxi combination gas boiler.

Outside

There is a walled front garden with double gates leading on to the driveway. At the end of the driveway is a detached single garage with double doors and side gate leading to the rear. To the rear is a full-width paved patio with halogen flood light and steps leading down to a large full-width paved garden area with established borders. A trellis arch leads through to a private lawned garden also with established borders and a garden shed.

Material Information



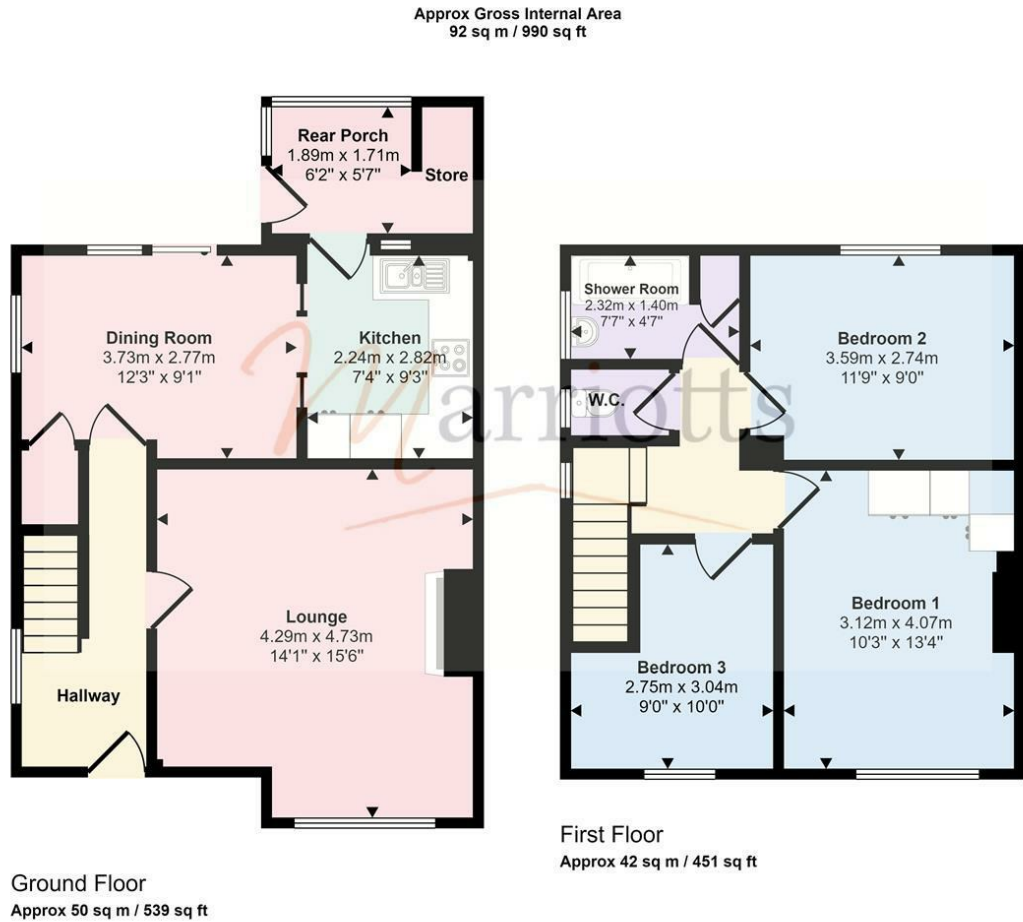




TENURE: Freehold
COUNCIL TAX: Gedling - Band B
PROPERTY CONSTRUCTION: Brick Cavity
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: low
ASBESTOS PRESENT: yes
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: bathroom cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level access to the front and rear.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(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	



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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