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£225,000

Pendennis Close, Gedling, Nottingham NG4 2RG

EPC Rating C



Immaculately presented bungalow on the flat situated within a development for the over 55's and offered for sale with no upward chain. In brief the accommodation comprises a porch, entrance hallway, utility room with a door to the rear garden and to a store room with electric garage door, kitchen breakfast room with integrated fridge, freezer, slimline dishwasher, fitted oven, extractor, ceramic hob and quartz work surfaces incorporating a breakfast bar, living room with bow window, gas fire suite and double doors, two bedrooms with fitted wardrobe and storage units to the master bedroom and a re-fitted white bathroom suite. There is a lawn garden with borders for plants and shrubs and off street parking to the front and a lawn garden to the rear with borders for plants and shrubs, gated access and a shed. 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

PORCH 3' 10" x 3' 4" (1.17m x 1.02m)

KITCHEN/BREAKFAST ROOM 9' 1" x 7' 11" (2.77m x 2.41m)

UTILITY ROOM 8' 2" x 7' 4" (2.49m x 2.24m)

LIVING ROOM 15' 6" x 9' 8" (4.72m x 2.95m)

BATHROOM 7' 7" x 5' 5" (2.31m x 1.65m)

BEDROOM ONE 11' 8" to the back of the wardrobe x 8' 10" (3.56m x 2.69m)

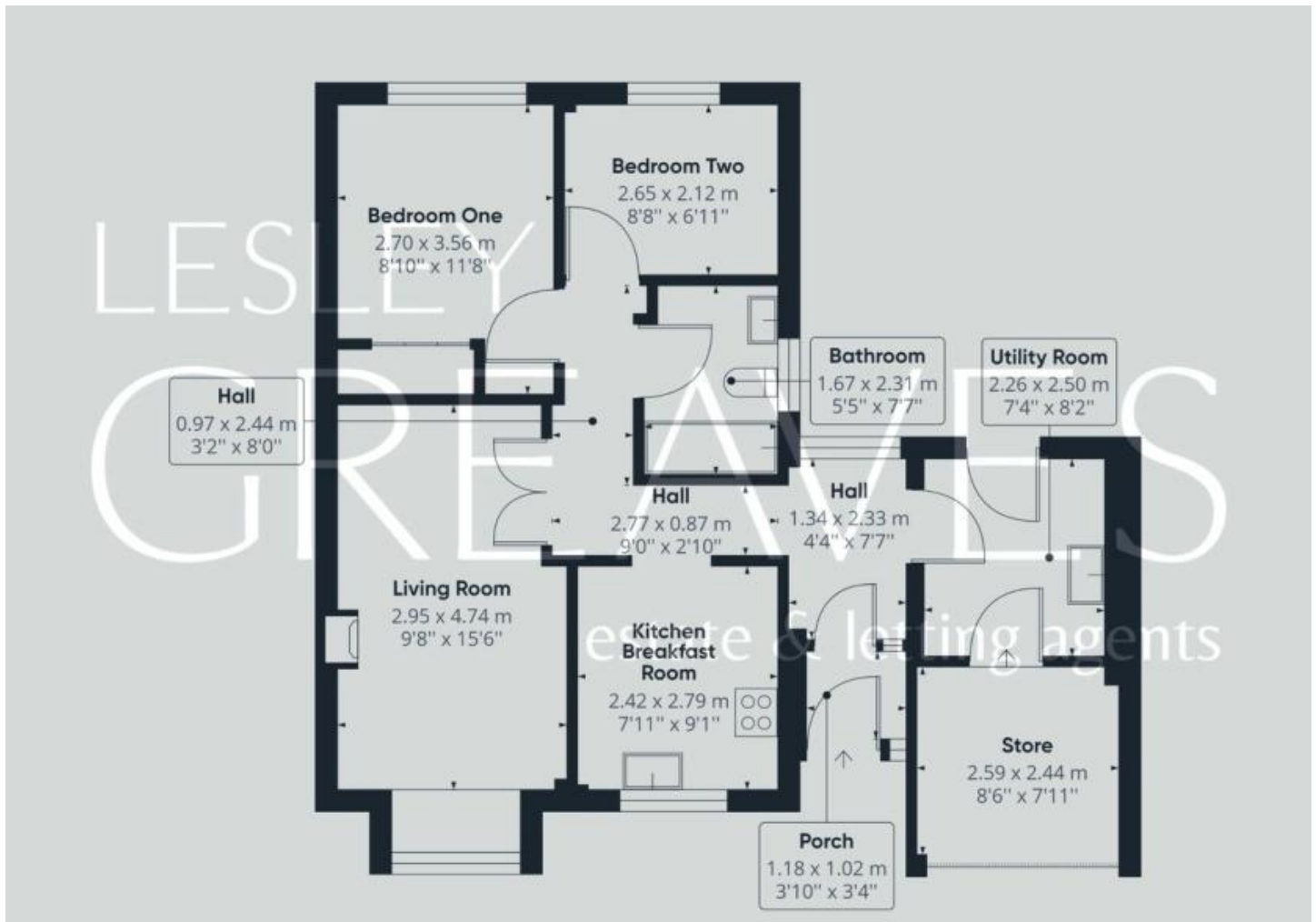
BEDROOM TWO 8' 8" x 6' 11" (2.64m x 2.11m)

STORE 8' 6" X 7' 11" (2.59M X 2.44M)

ADDITIONAL NOTES There is a current yearly charge of £35 for the upkeep of communal gardens & parking areas. (Please note any client wishing to purchase must ensure that figures are correct and up to date before purchasing the property)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

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Nottingham
NG4 3HP

Contact Us
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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 recheck the measurements.

