



# £150,000

STARTING BID

FLORENCE ROAD  
GEDLING

- END TERRACED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- ENCLOSED GARDEN
- POPULAR LOCATION
- EPC D



# Spacious Three-Bedroom End-Terrace in Gedling

WELCOME TO THIS THREE BEDROOM END-TERRACE, NESTLED IN THE HEART OF GEDLING. OFFERED WITH NO UPWARD CHAIN, THIS PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR A HASSLE-FREE AND SWIFT PURCHASE, IDEAL FOR BUYERS EAGER TO MOVE WITHOUT DELAY.

INTERNALLY, THE GROUND FLOOR FEATURES TWO INVITING RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR BOTH RELAXATION AND ENTERTAINMENT. THE KITCHEN IS WELL-EQUIPPED OFFERING PLENTY OF STORAGE, AND SPACE FOR FREE-STANDING APPLIANCES, MAKING IT IDEAL FOR PREPARING MEALS AND HOSTING GUESTS. FROM THE KITCHEN, THERE IS AN INNER HALLWAY THAT LEADS TO A DOOR OPENING INTO THE GARDEN AND PROVIDES ACCESS TO THE BATHROOM, ADDING PRACTICALITY AND CONVENIENCE.

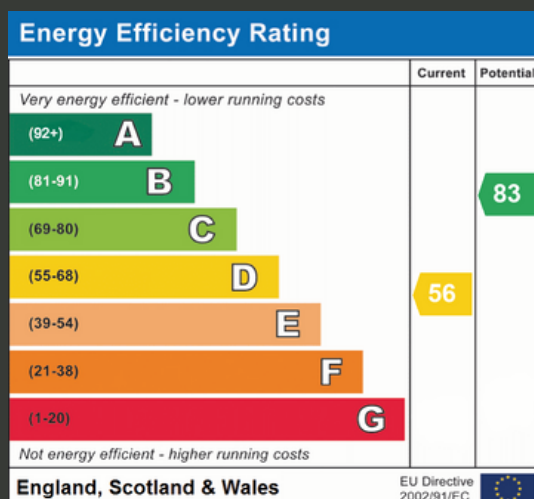
ON THE FIRST FLOOR, THERE ARE TWO GENEROUSLY SIZED DOUBLE BEDROOMS, WITH THE FIRST BEDROOM PROVIDING ACCESS TO THE THIRD BEDROOM. EACH ROOM IS FILLED WITH NATURAL LIGHT AND OFFERS AMPLE SPACE, MAKING IT IDEAL FOR A GROWING FAMILY.

OUTSIDE, THE PROPERTY FEATURES A GENEROUSLY SIZED GARDEN WITH A PATIO AND AN ADDITIONAL SEATING AREA, PERFECT FOR OUTDOOR RELAXATION AND ENTERTAINING.

IDEALLY LOCATED, THIS PROPERTY IS WITHIN EASY REACH OF LOCAL AMENITIES, SCHOOLS, PARKS, AND EXCELLENT TRANSPORT LINKS, MAKING IT THE PERFECT HOME FOR THOSE SEEKING BOTH CHARM AND CONVENIENCE.

DON'T MISS YOUR CHANCE TO MAKE THIS WONDERFUL HOME YOURS. GET IN TOUCH WITH US TODAY TO ARRANGE A VIEWING!

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 84 SQ METERS



THIS PROPERTY IS FOR SALE BY POWERED BY IAM-SOLD LTD"

AUCTIONEERS COMMENTS: THIS PROPERTY IS OFFERED THROUGH MODERN METHOD OF AUCTION. SHOULD YOU VIEW, OFFER OR BID YOUR DATA WILL BE SHARED WITH THE AUCTIONEER, IAMSOLD LIMITED. THIS METHOD REQUIRES BOTH PARTIES TO COMPLETE THE TRANSACTION WITHIN 56 DAYS, ALLOWING BUYERS TO PROCEED WITH MORTGAGE FINANCE (SUBJECT TO LENDING CRITERIA, AFFORDABILITY AND SURVEY).

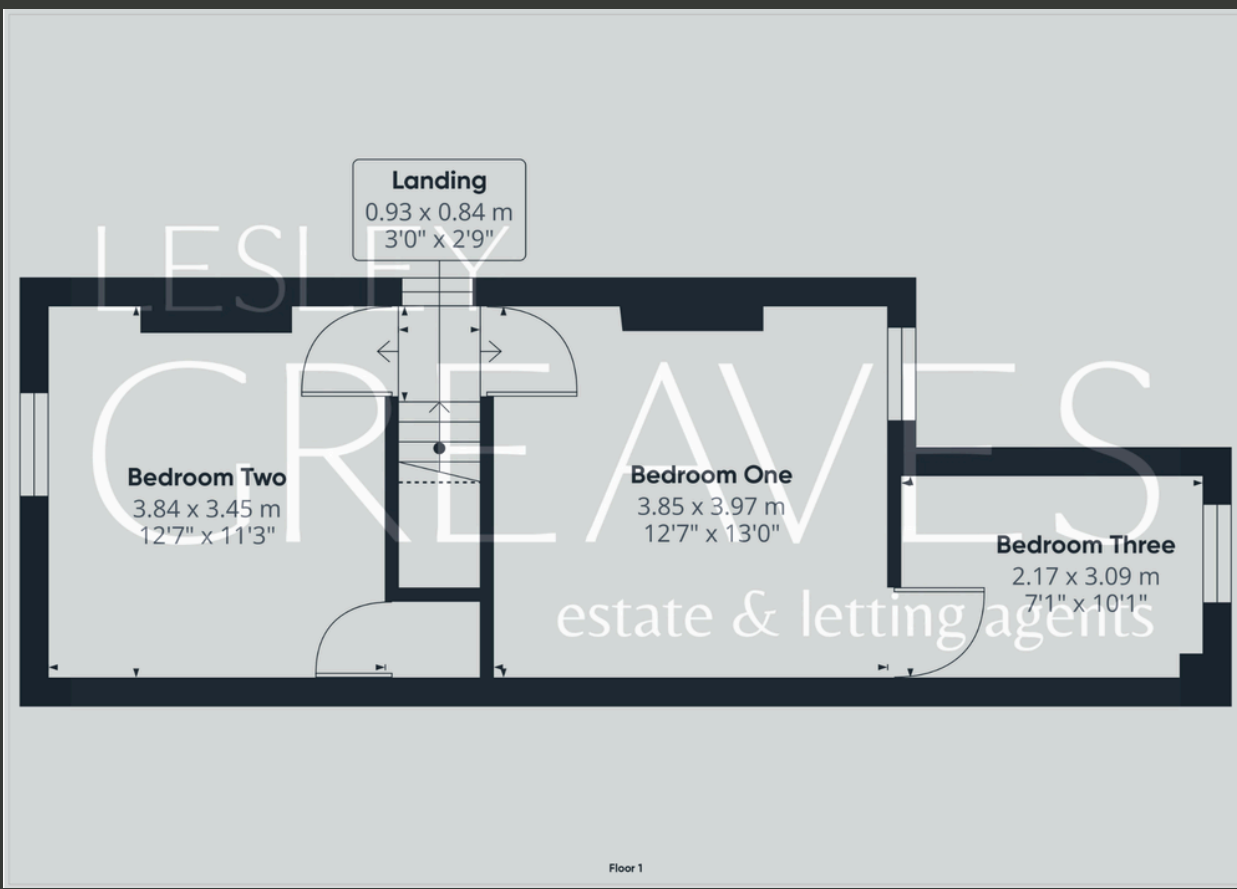
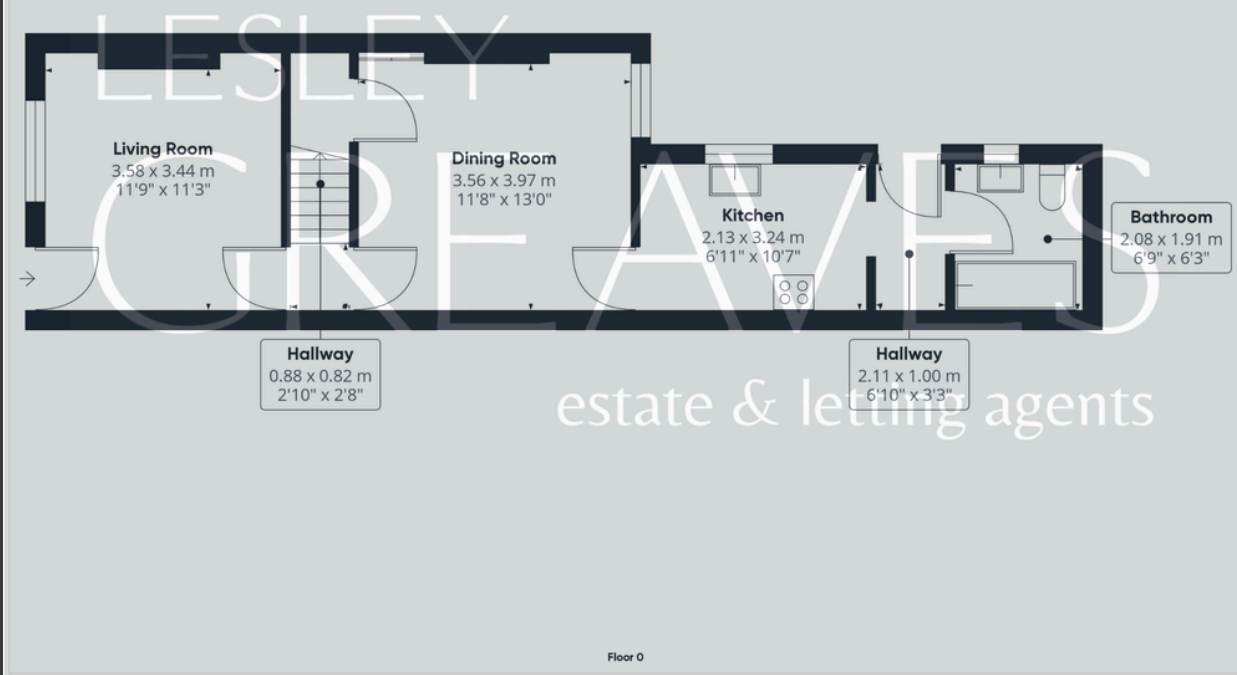
THE BUYER IS REQUIRED TO SIGN A RESERVATION AGREEMENT AND MAKE PAYMENT OF A NON-REFUNDABLE RESERVATION FEE OF 4.5% OF THE PURCHASE PRICE INCLUDING VAT, SUBJECT TO A MINIMUM OF £6,600.00 INCLUDING VAT. THIS FEE IS PAID IN ADDITION TO PURCHASE PRICE AND WILL BE CONSIDERED AS PART OF THE CHARGEABLE CONSIDERATION FOR THE PROPERTY IN THE CALCULATION FOR STAMP DUTY LIABILITY. BUYERS WILL BE REQUIRED TO COMPLETE AN IDENTIFICATION PROCESS WITH IAMSOLD AND PROVIDE PROOF OF HOW THE PURCHASE WOULD BE FUNDED.

THE PROPERTY HAS A BUYER INFORMATION PACK CONTAINING DOCUMENTS ABOUT THE PROPERTY. THE DOCUMENTS MAY NOT TELL YOU EVERYTHING YOU NEED TO KNOW, SO YOU MUST COMPLETE YOUR OWN DUE DILIGENCE BEFORE BIDDING. A SAMPLE OF THE RESERVATION AGREEMENT AND TERMS AND CONDITIONS ARE CONTAINED WITHIN THIS PACK.

THE BUYER WILL ALSO MAKE PAYMENT OF £445 INC. VAT TOWARDS THE PREPARATION COST OF THE PACK. THE ESTATE AGENT AND AUCTIONEER MAY RECOMMEND THE SERVICES OF OTHER PROVIDERS TO YOU, IN WHICH THEY WILL BE PAID FOR THE REFERRAL. THESE SERVICES ARE OPTIONAL, AND YOU WILL BE ADVISED OF ANY PAYMENT, IN WRITING BEFORE ANY SERVICES ARE ACCEPTED.

LISTING IS SUBJECT TO A START PRICE AND UNDISCLOSED RESERVE PRICE THAT CAN CHANGE. TO VIEW OR MAKE A BID CONTACT LESLEY GREAVES ESTATE AGENTS IN GEDLING, CONTACT NO 0115 9877337 OR VISIT [WWW.LESLEYGREAVES.CO.UK](http://WWW.LESLEYGREAVES.CO.UK)





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