

HoldenCopley

PREPARE TO BE MOVED

Rosecroft Drive, Daybrook, Nottinghamshire NG5 6EL

Guide Price £160,000

GUIDE PRICE - £160,000 - £170,000

NO UPWARD CHAIN...

Introducing this two-bedroom semi-detached house, a blank canvas bursting with potential and offered with the convenience of no upward chain. Situated in a popular location, this property provides easy access to local amenities including shops, eateries, schools, and excellent commuting links. Upon entering, you're greeted by a reception room. The fitted kitchen is complemented by a conservatory, offering a versatile space to suit your lifestyle. Additionally, the ground floor features a convenient shower room, adding to the practicality of the home. Ascending to the upper level, you'll find two double bedrooms. The four-piece bathroom suite completes the layout. Outside, the property boasts a driveway at the front, providing off-road parking for multiple cars, alongside a lawn and owned solar panels, offering both environmental and cost-saving benefits. The rear garden features a lawn, a patio area, a greenhouse, a pond, and an array of plants and shrubs, perfect for enjoying the outdoors.

MUST BE VIEWED



- Semi-Detached House
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Conservatory
- Ground Floor Shower Room & Family Bathroom
- Owned Solar Panels
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall

4'5" x 2'8" (1.35m x 0.83m)

The entrance hall has carpeted flooring, a radiator and a single UPVC door providing access into the accommodation.

Living Room

11'0" x 14'7" (3.36m x 4.46m)

The living room has carpeted flooring, two radiators, coving to the ceiling, a feature fireplace with a surround and a UPVC double-glazed window to the front elevation.

Kitchen

14'8" x 8'3" (4.49m x 2.54m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, a wall-mounted boiler, partially tiled walls, an in-built storage cupboard, tiled flooring, a radiator, access to the shower room, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the conservatory.

Conservatory

12'5" x 7'7" (3.81m x 2.33m)

The conservatory has tiled flooring, a polycarbonate roof, window surround and sliding patio door opening out to the rear garden.

Shower Room

8'11" x 2'10" (2.72m x 0.87m)

The shower room has a low level flush W/C, a walk-in shower with an electric shower fixture, tiled flooring and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

5'1" x 2'8" (1.55m x 0.83m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

9'8" x 14'6" (2.95m x 4.43m)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Two

9'6" x 9'10" (2.91m x 3.01m)

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bathroom

6'9" x 7'10" (2.08m x 2.41m)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner panelled bath, a shower enclosure with an electric shower fixture, a radiator, partially tiled walls, a picture rail, carpeted flooring, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

The front of the property has a driveway providing off-road parking for multiple cars, gated access to the rear, owned solar panels and a lawn.

Rear

To the rear of the property is an enclosed garden with a lawn, a paved patio area, a greenhouse, a pond, plants & shrubs and a brick-wall boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed – Ultrafast Broadband available with the highest download speed at 1000Mbps - highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

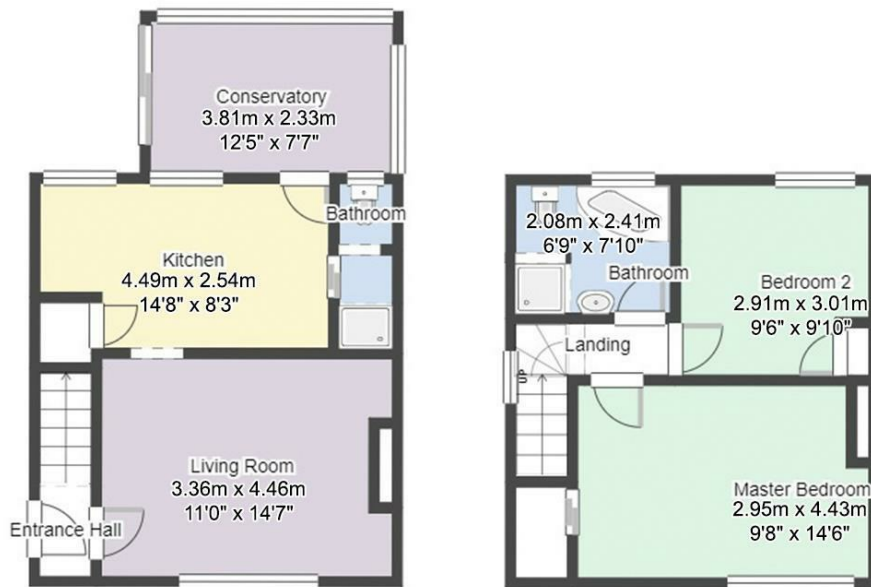
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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