

HoldenCopley

PREPARE TO BE MOVED

Harberton Close, Redhill, Nottinghamshire NG5 8LA

Guide Price £170,000

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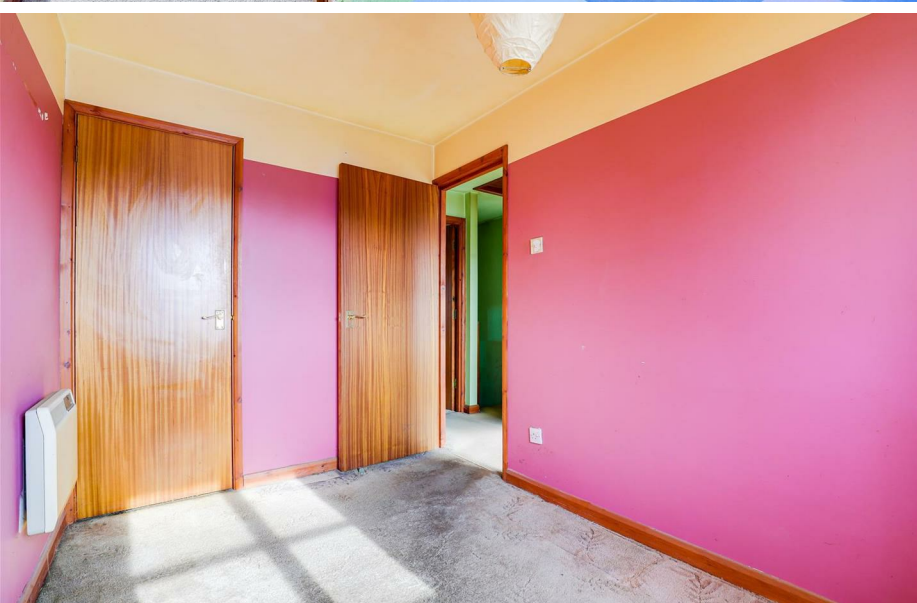
GUIDE PRICE £170,000 - £190,000

NO UPWARD CHAIN...

Introducing this three-bedroom end-terraced house to the market. Positioned conveniently with no upward chain, this property offers immense potential for those seeking a project to transform into their dream home. As you step into the entrance hall, you're greeted with possibilities. The ground floor boasts a versatile layout, featuring a third bedroom, ideal for guests or a home office, along with a convenient utility room and a separate W/C, offering practicality at every turn. Ascending to the first floor, you'll find a fitted kitchen, providing the perfect canvas for culinary creativity. Adjacent is a spacious living room, bathed in natural light, offering a comfortable space to relax and entertain. Venturing to the second floor reveals two generously sized bedrooms, complemented by a three-piece bathroom suite. Outside, this property continues to impress with its amenities. A driveway and garage provide ample parking, while a private enclosed low-maintenance garden offers an outdoor space for alfresco dining and leisure activities. The property is situated in a popular location within close proximity to excellent transport links and catchment schools including Redhill Academy.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Spacious Living Room
- Kitchen With A Separate Utility Room
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Low-Maintenance Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'4" x 19'4" (1.65m x 5.90m)

The entrance hall has carpeted flooring, a wall-mounted heater and a single door providing access into the accommodation

Bedroom Three

8'5" x 7'5" (2.57m x 2.27m)

The third bedroom has laminate flooring, a wall-mounted heater and a window to the rear elevation

Utility Room

5'5" x 5'2" (1.67m x 1.59m)

The utility room has space and plumbing for a washing machine and tumble dryer and a single door providing access to the rear garden

Shower Room

8'1" x 2'5" (2.47m x 0.74m)

The shower room has a low-level flush W/C, a wall-mounted wash basin, a fitted shower enclosure with an electric shower fixture and tiled splashback

FIRST FLOOR

Landing

5'8" x 14'7" (1.73m x 4.47m)

The landing has carpeted flooring, a wall-mounted heater and two windows to the front and side elevations

Living Room

13'3" x 13'5" (4.06m x 4.10m)

The living room has carpeted flooring, a TV point, a wall-mounted heater and a window to the rear elevation

Kitchen

10'11" x 7'1" (3.35m x 2.18m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a drainer and a mixer tap, an integrated oven, an integrated hob, space for a fridge freezer, tiled splashback, laminate flooring and a window to the front elevation

SECOND FLOOR

Landing

5'4" x 6'0" (1.65m x 1.84m)

The landing has carpeted flooring, an in-built storage cupboard, a window to the side elevation and provides access to the loft and second floor accommodation

Master Bedroom

11'3" x 9'11" (3.44m x 3.03m)

The master bedroom has carpeted flooring, a mirrored in-built wardrobe, a wall-mounted heater and a window to the front elevation

Bedroom Two

10'7" x 6'11" (3.24m x 2.11m)

The second bedroom has carpeted flooring, an in-built storage cupboard, a wall-mounted heater and a window to the rear elevation

Bathroom

6'0" x 7'6" (1.85m x 2.31m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture and a shower screen, partially tiled walls and a window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway with access to the garage providing ample off-road parking, courtesy lighting and side access to the rear garden

Rear

To the rear of the property is a low-maintenance garden with a stone paved area, a stone pebbled area and brick boundaries

ADDITIONAL INFORMATION

The property is connected to the mains water supply.

The property is not connected to the mains gas supply.

The property is connected to the mains electricity supply.

The property does not have a septic tank.

The property isn't in a high-risk flood area.

The property has not flooded in the past 5 years.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

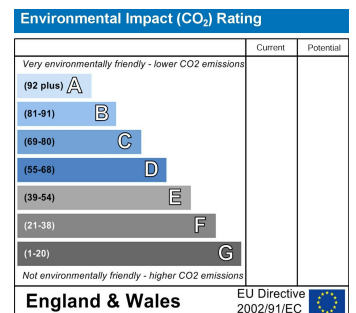
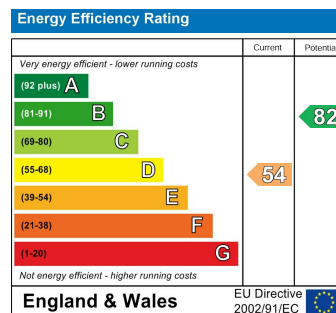
The vendor has advised the following:

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 and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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