

HoldenCopley

PREPARE TO BE MOVED

Henry Street, Redhill, Nottinghamshire NG5 8JW

Guide Price £250,000 - £260,000

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NO UPWARD CHAIN...

Nestled within the sought-after Redhill area, this three-bedroom semi-detached house boasts spacious accommodation spanning across three floors, whilst being exceptionally well-presented throughout. Offered to the market with no upward chain, this abode presents an enticing prospect for a diverse array of buyers seeking both comfort and convenience. Boasting an enviable proximity to the esteemed Redhill School, along with an abundance of local amenities and seamless commuting links, this property just has to be viewed to appreciate the accommodation on offer. Upon entering, a welcoming entrance hall leading seamlessly into a bay-fronted living room adorned with natural light, providing a serene space for relaxation and entertaining alike. The ground floor further unveils a fitted kitchen diner, complete with various integrated appliances, complemented by a separate utility room and a convenient W/C. Ascending to the first floor, two bedrooms await, serviced by a four-piece bathroom suite. Upstairs, the second floor unveils an additional double bedroom, accompanied by a conveniently located W/C. Outside, the allure of this residence extends to the exterior, where a driveway boasting an electric car-charging point graces the front, while the rear presents an attractive south-facing garden, featuring a delightful patio and a lawn, perfect for enjoying alfresco gatherings or quiet moments amidst the scenic countryside surroundings.

MUST BE VIEWED





- Three-Storey Semi Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Modern Fitted Kitchen Diner
- Utility & W/C
- Four-Piece Bathroom Suite & Additional Top Floor W/C
- South-Facing Garden
- Driveway With Electric-Car Charging Point
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'2" x 3'7" (0.98m x 1.10m)

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

Living Room

12'4" x 14'5" (3.77m x 4.41m)

The living room has a UPVC double-glazed bay window to the front elevation, laminate flooring, a radiator, coving to the ceiling, a TV point, fitted storage in the alcove, and an in-built under-stair cupboard.

Kitchen

15'7" x 10'2" (4.75m x 3.10m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a five-ring gas hob and extractor fan, an integrated dishwasher, integrated recycling and standard bins, space for a fridge freezer, tiled splashback, tiled flooring, a radiator, space for a dining table, recessed spotlights, a UPVC double-glazed window to the rear elevation, and an open arch into the utility room.

Utility Room

4'7" x 4'8" (1.40m x 1.43m)

The utility room has fitted wall units, a rolled-edge worktop, space and plumbing for a washing machine, space for a separate tumble-dryer, tiled flooring, and a single UPVC door providing access to the garden.

W/C

4'7" x 4'7" (1.42m x 1.40m)

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled splashback, tiled flooring, a radiator, and UPVC double-glazed obscure windows to the rear elevation.

FIRST FLOOR

Landing

15'1" x 5'5" (4.62m x 1.67m)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, and provides access to the first floor accommodation.

Master Bedroom

12'0" x 9'6" (3.67m x 2.91m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a TV point.

Bedroom Three

11'2" x 8'4" (3.41m x 2.55m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bathroom

7'11" x 6'10" (2.43m x 2.09m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a panelled bath with a handheld shower head, a corner fitted shower enclosure with an overhead rainfall shower, a handheld shower head, and wall-mounted chrome fixtures, laminate flooring, partially tiled walls, a heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

The upper landing provides access to the second floor accommodation.

Bedroom Two

15'3" x 11'10" (4.65m x 3.61m)

The second bedroom has carpeted flooring, two skylight windows with fitted blinds, eaves storage, and access into the en-suite.

W/C

2'10" x 5'10" (0.88m x 1.79m)

This space has a low level dual flush W/C, a wall-mounted wash basin, a chrome towel rail, laminate flooring, a singular recessed spotlight, an extractor fan, and a skylight window with a fitted blind.

OUTSIDE

Front

To the front of the property is a driveway with an electric car-charging point, a lawn, courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed south-facing garden with patio areas, a lawn, security lighting, an external power socket, a range of established trees, plants and shrubs, a shed, fence panelling, and hedged boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Most 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

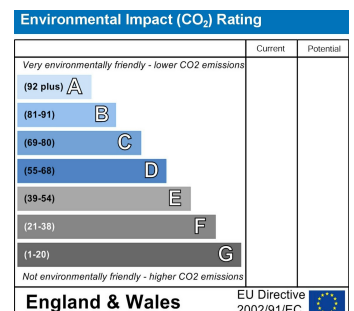
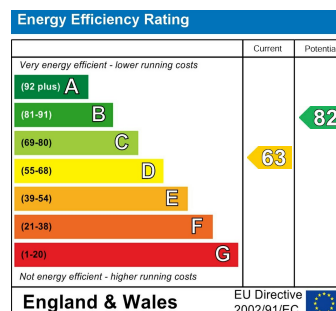
The vendor has advised the following:

Property Tenure is Freehold

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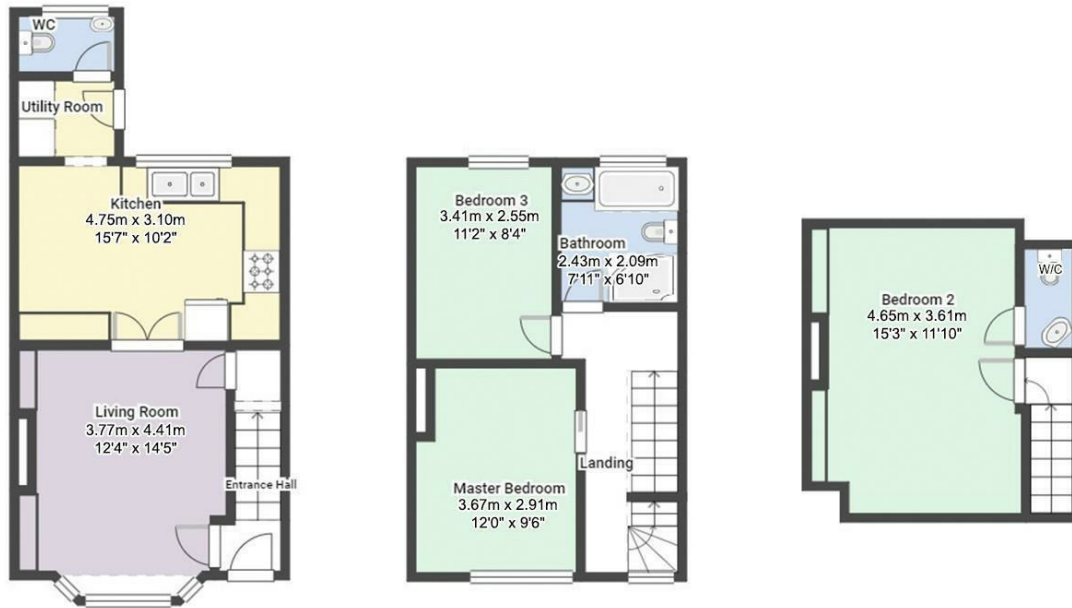
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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