

HoldenCopley

PREPARE TO BE MOVED

Nicholson Close, Redhill, Nottinghamshire NG5 8RQ

Guide Price £190,000

Nicholson Close, Redhill, Nottinghamshire NG5 8RQ



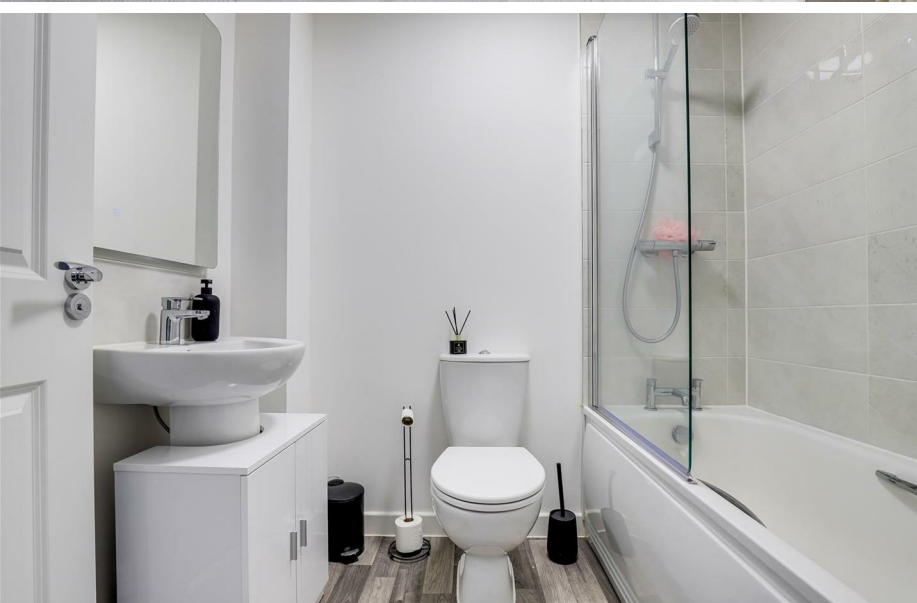
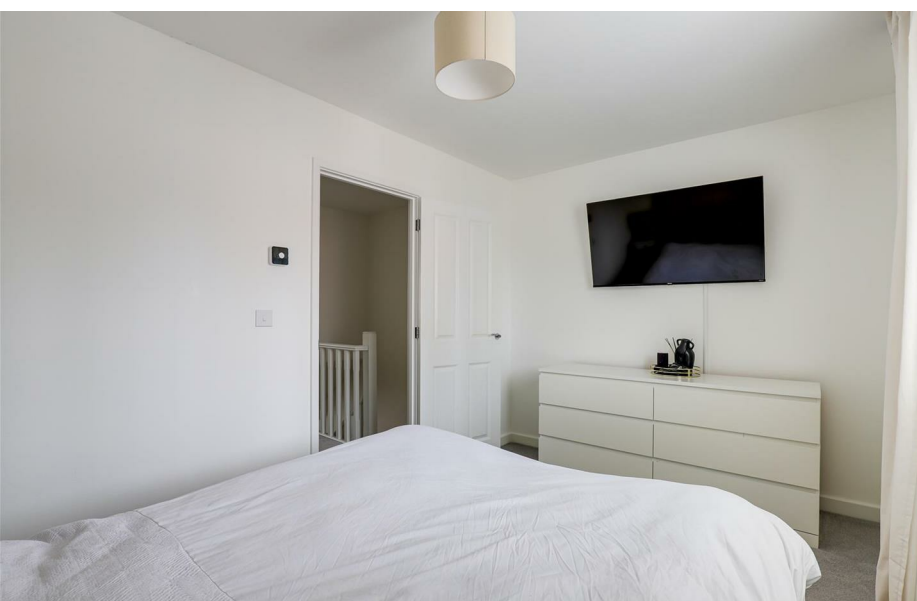
GUIDE PRICE - £190,000 - £200,000

PERFECT FIRST -TIME BUY...

Nestled in a new build development, this two-bedroom mid-terraced house is a contemporary haven perfect for first-time buyers or savvy investors. Constructed within recent years, it boasts a fresh, neutral decor throughout, offering a blank canvas ready for personalisation. The ground floor welcomes you with a spacious living room seamlessly flowing into a modern fitted kitchen, complemented by a convenient W/C. Upstairs, two double bedrooms provide ample space for comfort and relaxation, serviced by a sleek three-piece bathroom suite. Outside, the property features a private rear garden, perfect for outdoor gatherings or peaceful retreats, with gated access leading to allocated parking. Situated in a popular location, the house benefits from proximity to local amenities, excellent transport links, and reputable school catchments, ensuring a lifestyle of ease and convenience.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Open Plan Living
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Allocated Parking
- Private Garden
- New Build Development
- Close To Local Amenities





GROUND FLOOR

Living Room

15'1" x 8'6" (4.60m x 2.61m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a wall-mounted consumer unit, carpeted stairs, a radiator, a TV point, open plan to the kitchen, and a composite door providing access into the accommodation.

Kitchen

8'6" x 12'9" (2.59m x 3.89m)

The kitchen has a range of fitted base and wall units with a rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven with an electric hob, extractor fan and stainless steel splashback, space and plumbing for a washing machine, space for a fridge freezer, space for a dining / breakfast table, a radiator, wood-effect flooring, a UPVC double-glazed window to the rear elevation, and a single UPVC door to access the garden.

W/C

3'9" x 4'10" (1.15m x 1.48m)

This space has a low level dual flush W/C, a wash basin, tiled splashback, a radiator, an extractor fan, and wood-effect flooring.

FIRST FLOOR

Landing

6'8" x 3'5" (2.04m x 1.06m)

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12'10" x 8'5" (3.93m x 2.59m)

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

Bedroom Two

7'8" x 12'9" (2.35m x 3.91m)

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

Bathroom

6'7" x 5'7" (2.03m x 1.71m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, partially tiled walls, wood-effect flooring, a radiator, an electrical shaving point, and an extractor fan.

OUTSIDE

To the rear of the property is a private enclosed garden with paved patio, a lawn, an outdoor tap, fence panelled boundaries, and gated access to allocated off-road parking.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

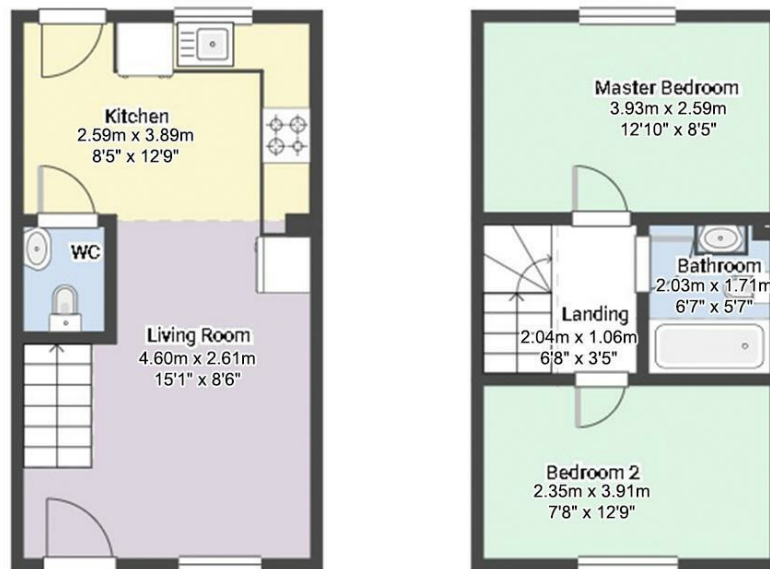
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Nicholson Close, Redhill, Nottinghamshire NG5 8RQ

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.