

# HoldenCopley

PREPARE TO BE MOVED

Rosecroft Drive, Daybrook, Nottinghamshire NG5 6EN

---

**Guide Price £160,000**



Rosecroft Drive, Daybrook, Nottinghamshire NG5 6EN



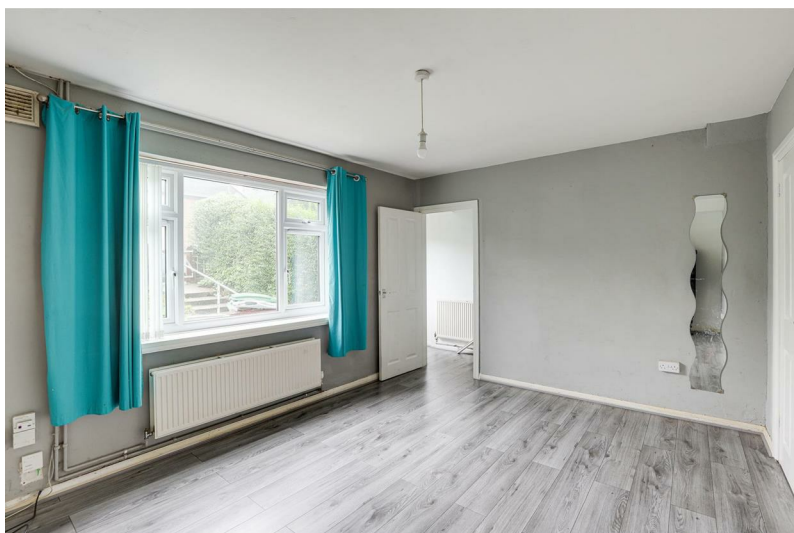


GUIDE PRICE £160,000 - £180,000

### THE PERFECT STARTER HOME...

This three-bedroom mid-terraced house is the perfect starter home, offering a blend of comfort and convenience in a sought-after location. As you step through the entrance hall, you'll be greeted by a living room, complete with a welcoming fireplace, ideal for relaxing evenings. The fitted kitchen is both practical and stylish, featuring ample storage with a handy pantry cupboard. Upstairs, the first floor presents three well-proportioned bedrooms, all served by a modern bathroom suite. The property is complemented by well-maintained lawned gardens to the front and rear, providing a lovely outdoor space for leisure and gardening. Positioned close to local amenities, with excellent commuting links, good school catchments, and easy access to the City Hospital and City Centre, this home offers everything you need for a comfortable and convenient lifestyle.

MUST BE VIEWED







- Mid-Terraced House
- Three Bedrooms
- Good-Sized Living Room
- Fitted Kitchen Diner With Pantry
- Three-Piece Bathroom Suite
- Well-Maintained Gardens
- Popular Location
- Close To Local Amenities
- Great Starter Home
- Part Exchange Available (subject to terms & conditions)











## GROUND FLOOR

### Entrance Hall

6'7" x 2'9" (2.03m x 0.84m)

The entrance hall has wood-effect flooring, a radiator, carpeted stairs, and a single composite door providing access into the accommodation.

### Living Room

14'7" x 10'11" (4.46m x 3.35m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a TV point, and a feature fireplace with a decorative surround.

### Kitchen

14'11" x 8'3" (4.55m x 2.52m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splashback, vinyl flooring, an in-built pantry cupboard, UPVC double-glazed windows to the rear elevation, and a single composite door to access the garden.

## FIRST FLOOR

### Landing

5'10" x 4'8" (1.78m x 1.43m)

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

### Master Bedroom

9'8" x 9'6" (2.95m x 2.91m)

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

### Bedroom Two

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

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

### Bedroom Three

6'5" x 8'0" (1.98m x 2.44m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

### Bathroom

7'11" x 6'10" (2.41m x 2.08m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, partially tiled walls, vinyl flooring, a radiator, an extractor fan, and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

To the front of the property is a lawned garden, steps with a handrail, and hedged borders. To the rear of the property is an enclosed lawned garden with a range of plants and shrubs, external lighting, and fence panelling with hedged boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

Phone Signal – Mostly 4G & 5G network

Flood Risk Area - very low risk

Non-Standard Construction – No

## DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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.

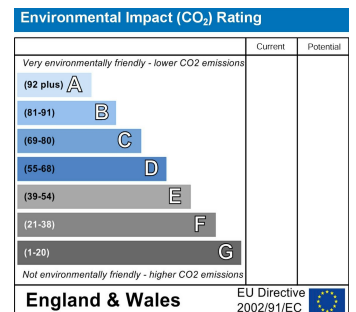
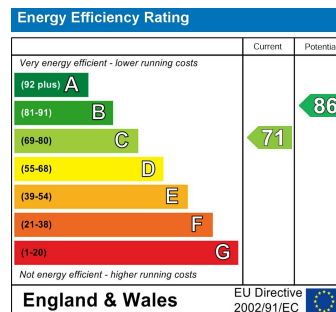
The vendor has advised the following:

Property Tenure is Freehold

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.

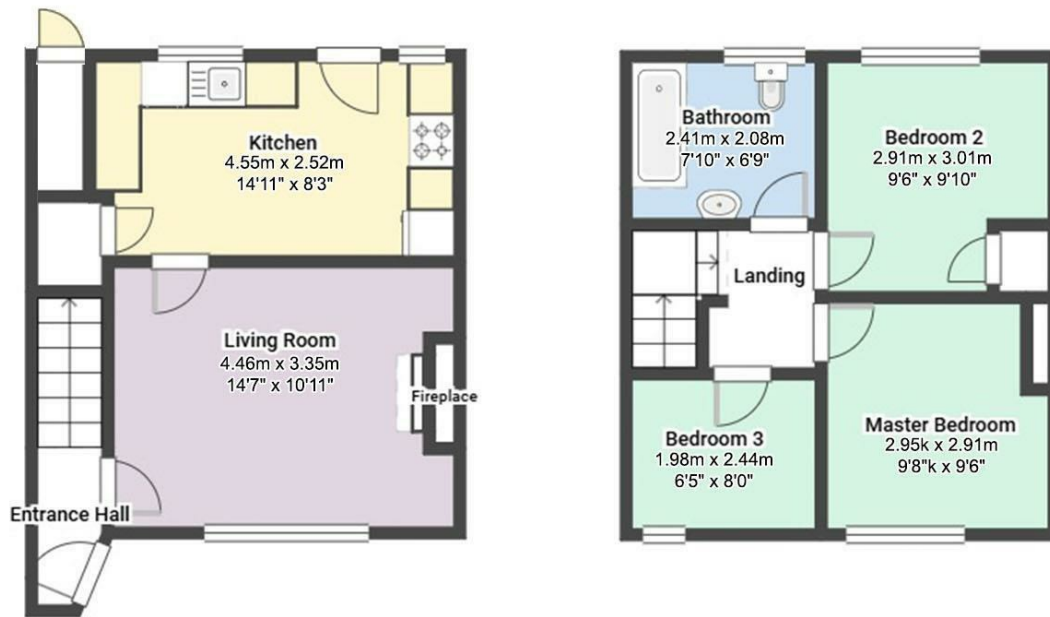
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



Rosecroft Drive, Daybrook, Nottinghamshire NG5 6EN

**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](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees 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.