

# HoldenCopley

PREPARE TO BE MOVED

Torkard Drive, Heronridge, Nottinghamshire NG5 9HR

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**Guide Price £220,000**



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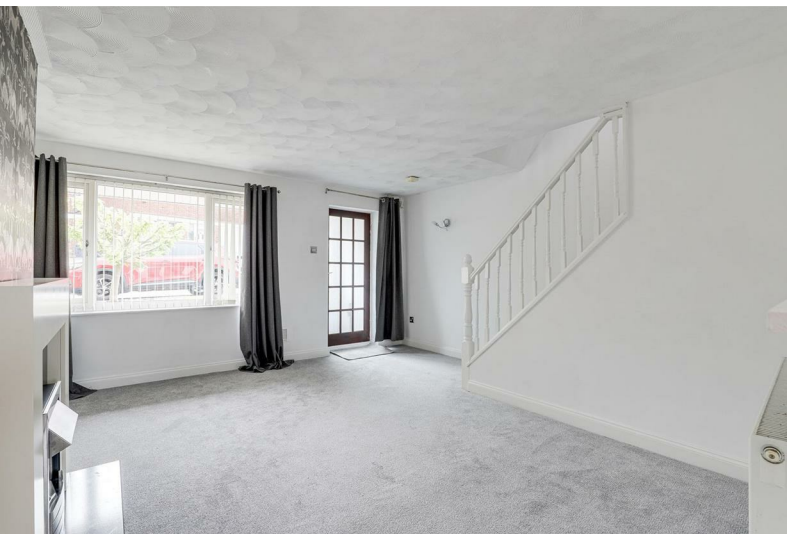


GUIDE PRICE £220,000 - £240,000

NO UPWARD CHAIN...

This three-bedroom link-detached house, offered with no upward chain, is located in a quiet residential area that provides easy access to various local amenities, including Bestwood Country Park, shops, schools and regular transport links. The interior features a welcoming reception room with open access to a kitchen diner, perfect for both everyday meals and entertaining. Sliding patio doors from the dining area lead out to the rear garden, creating a seamless connection between indoor and outdoor spaces. Upstairs, the property offers two spacious double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Outside, the front of the house boasts a driveway providing off-road parking, access to the garage, and a garden area with a lawn. To the rear, you'll find a south-facing garden with a decked seating area, and steps leading down to a lawn, offering an ideal space to enjoy the outdoors.

MUST BE VIEWED!







- Link-Detached House
- Three Bedrooms
- Reception Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway & Garage
- South-Facing Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Porch

The porch has tiled flooring, UPVC double-glazed obscure windows to front elevations and a single UPVC door providing access into the accommodation.

### Living Room

14'7" x 14'11" (4.46m x 4.56m)

The living room has carpeted flooring, a radiator, open access to the kitchen diner, a feature fireplace and a UPVC double-glazed window to the front elevation.

### Kitchen Diner

15'0" x 10'1" (4.58m x 3.09m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, hob & extractor fan, a breakfast bar, partially tiled walls, tiled & laminate wood-effect flooring, a radiator, a UPVC double-glazed window to the rear elevation and sliding patio doors opening out to the rear garden.

## FIRST FLOOR

### Landing

6'4" x 8'11" (1.95m x 2.73m)

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the partially boarded loft.

### Master Bedroom

8'5" x 12'6" (2.58m x 3.82m)

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

### Bedroom Two

8'5" x 10'0" (2.59m x 3.05m)

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

### Bedroom Three

9'5" x 6'5" (2.89m x 1.98m)

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

### Bathroom

6'4" x 6'4" (1.94m x 1.95m)

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

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking, access to the garage, a lawn, and brick wall-boundaries.

### Garage

8'1" x 20'3" (2.48m x 6.18m)

The garage has courtesy lighting, ample storage space, a single door to provide access to the rear garden and an up-and-over door.

### Rear

To the rear of the property is an enclosed south-facing garden with a decked seating area, steps leading down to a lawn and fence panelling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 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 C

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.

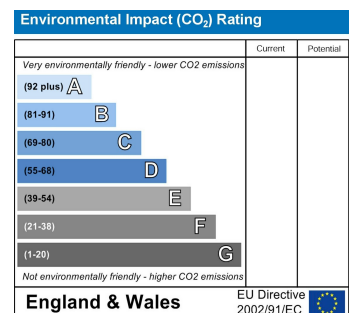
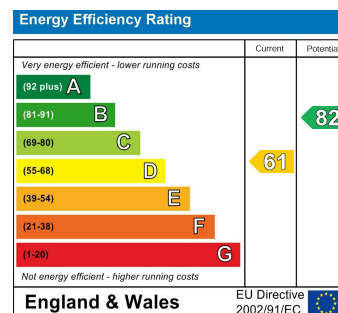
The vendor has advised the following:

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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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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