

HoldenCopley

PREPARE TO BE MOVED

Ridgeway Walk, Top Valley, Nottinghamshire NG5 9DS

Guide Price £185,000 - £195,000

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NO UPWARD CHAIN...

This well-presented three-bedroom end-terrace house is the perfect choice for first-time buyers looking for a home they can move straight into. Ideally located within close proximity to a variety of local amenities, including shops, excellent transport links, and great school catchments, this property offers both convenience and comfort. The ground floor welcomes you with an entrance hall leading into a spacious living room, ideal for relaxation and entertaining. At the heart of the home is a modern fitted kitchen, featuring sleek, contemporary units and ample storage space, perfect for family meals and hosting. On the first floor, you'll find three well-proportioned bedrooms, all offering plenty of natural light and flexibility for growing families or home office needs. The property also includes a well-maintained three-piece bathroom suite. Additionally, access to the loft provides useful extra storage space. Externally, the property benefits from a large driveway at the front, offering generous off-street parking. To the rear, a private garden awaits, complete with patio areas for outdoor dining and a lawn, making it an ideal space for relaxing and entertaining. This property truly offers everything a first-time buyer could wish for in a modern, ready-to-move-in home.

MUST BE VIEWED





- End Terrace House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Private Rear Garden
- Large Driveway
- Garage
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'0" x 5'9" (4.89m x 1.76m)

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

Living Room

11'4" x 14'6" (3.46m x 4.42m)

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator and a wall-mounted electric heater.

Kitchen

17'5" x 11'4" (5.33m x 3.46m)

The kitchen has a range of fitted base and wall units with worktops and a matching breakfast bar, an integrated oven, a gas hob with an extractor fan, a sink and a half with a drainer, wood-effect flooring, a radiator, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the rear elevation and double French doors providing access out to the garden.

FIRST FLOOR

Landing

5'10" x 12'1" (1.78m x 3.68m)

The landing has carpeted flooring, a built-in cupboard, access to the loft and provides access to the first floor accommodation.

Master Bedroom

12'9" x 9'10" (3.90m x 3.01m)

The master bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and built-in open storage spaces.

Bedroom Two

13'4" x 9'11" (4.08m x 3.04m)

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

Bedroom Three

7'6" x 8'5" (2.29m x 2.57m)

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

Bathroom

7'4" x 5'4" (2.25m x 1.65m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, wood-effect flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn, a garage and a large block paved driveway.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a lawn, patio areas and a single wooden lockable gate.

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 - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

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 - 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

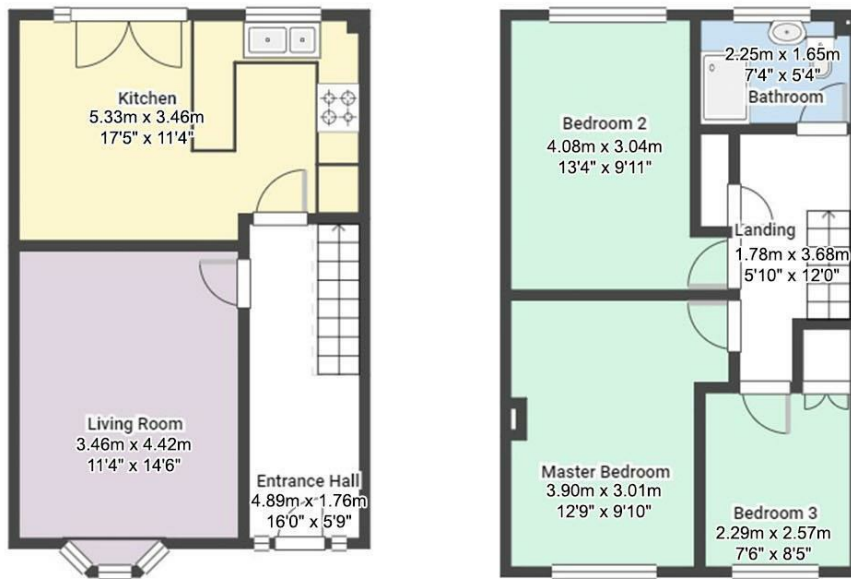
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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			
(92 plus) A			
(81-91) B			
(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	



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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