

HoldenCopley

PREPARE TO BE MOVED

Nicholson Close, Redhill, Nottinghamshire NG5 8RQ

Guide Price £180,000 - £195,000

Nicholson Close, Redhill, Nottinghamshire NG5 8RQ



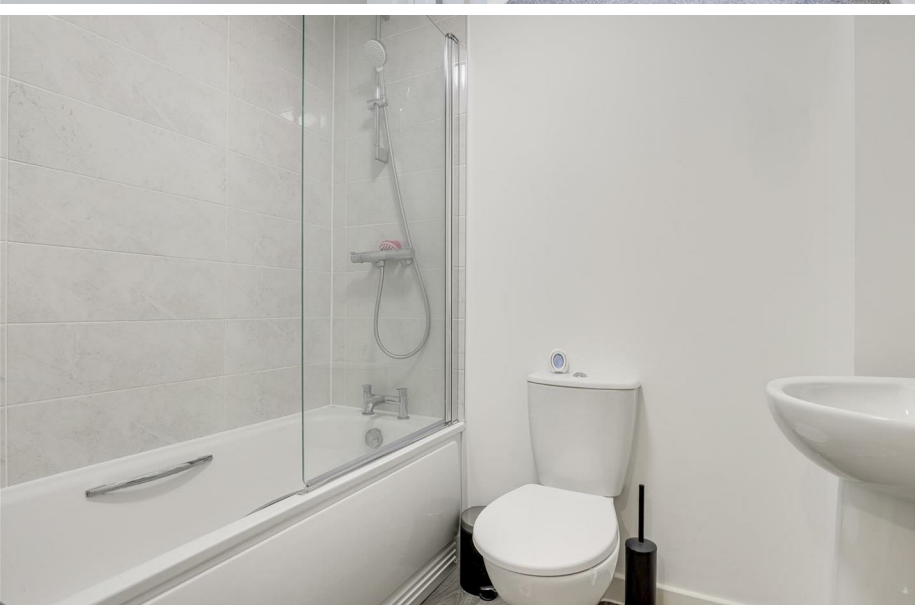
GUIDE PRICE £180,000 - £200,000

LOCATION, LOCATION, LOCATION...

This two-bedroom mid-terraced house, located in a newly built development, offers a contemporary living space ideal for first-time buyers or astute investors, the property features fresh, neutral decor throughout, providing a versatile backdrop ready for personal touches. The ground floor boasts a spacious open-plan living area that flows effortlessly into a modern fitted kitchen, along with the added convenience of a W/C. Upstairs, two generously sized double bedrooms offer comfort and flexibility, complemented by a three-piece bathroom suite. Outside, the home includes a private rear garden, perfect for relaxing or entertaining, with gated access to allocated parking. Positioned in a sought-after area, it enjoys easy access to local amenities, excellent transport links, and well-regarded schools, ensuring both convenience and a desirable lifestyle.

MUST BE VIEWED





- Townhouse
- Two Bedroom
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Off-Street Parking
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Kitchen / Living Room

23'7" x 12'8" (7.19m x 3.88m)

The living area has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, a recessed door mat, a composite door providing access into the accommodation, and open access into the kitchen area.

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a radiator, recessed spotlights, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

W/C

4'10". x 3'9" (1.48m. x 1.16m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and wood-effect flooring.

FIRST FLOOR

Landing

The landing has carpeted stairs, access into the loft, and access to the first floor accommodation.

Bedroom One

12'8" x 8'6" (3.88m x 2.61m)

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

Bedroom Two

12'8" x 7'8" (3.88m x 2.36m)

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

Bathroom

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

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and a shower screen, an extractor fan, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a small planted gravelled area.

Rear

To the rear of the property is an enclosed garden with a lawn, a gravelled border, a fence panelled boundary, and gated access to the car park.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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 - Gedling Borough Council - Band G
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

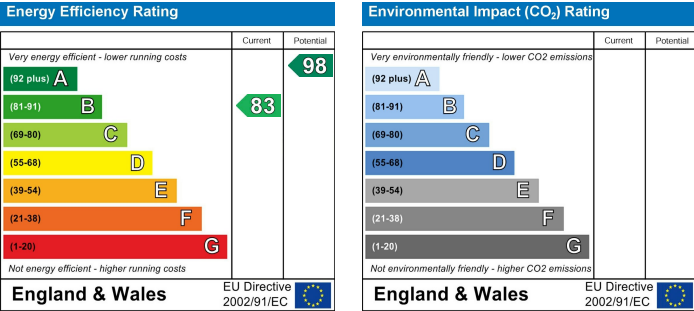
Service Charge £194.36 per annum

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

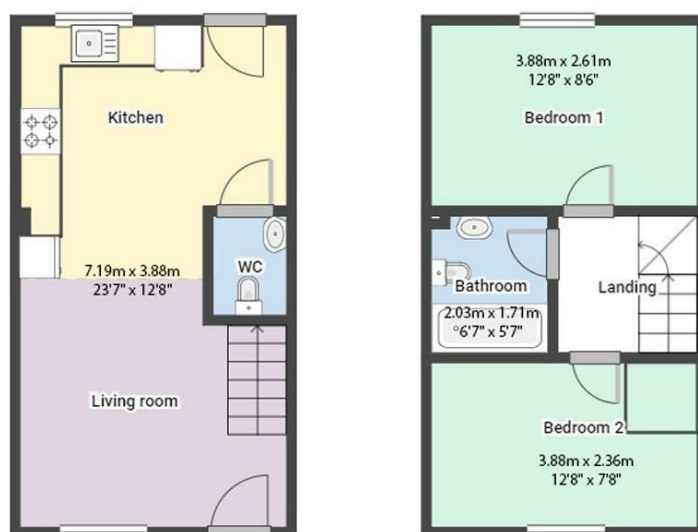
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.



Nicholson Close, Redhill, Nottinghamshire NG5 8RQ



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.