

HoldenCopley

PREPARE TO BE MOVED

Shaldon Close, Rise Park, Nottinghamshire NG5 5EN

Guide Price £260,000

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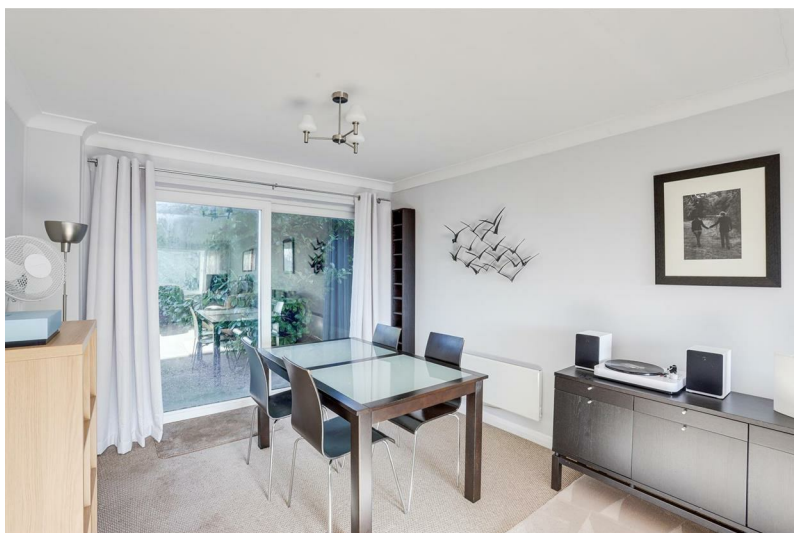
GUIDE PRICE £260,000 - £280,000

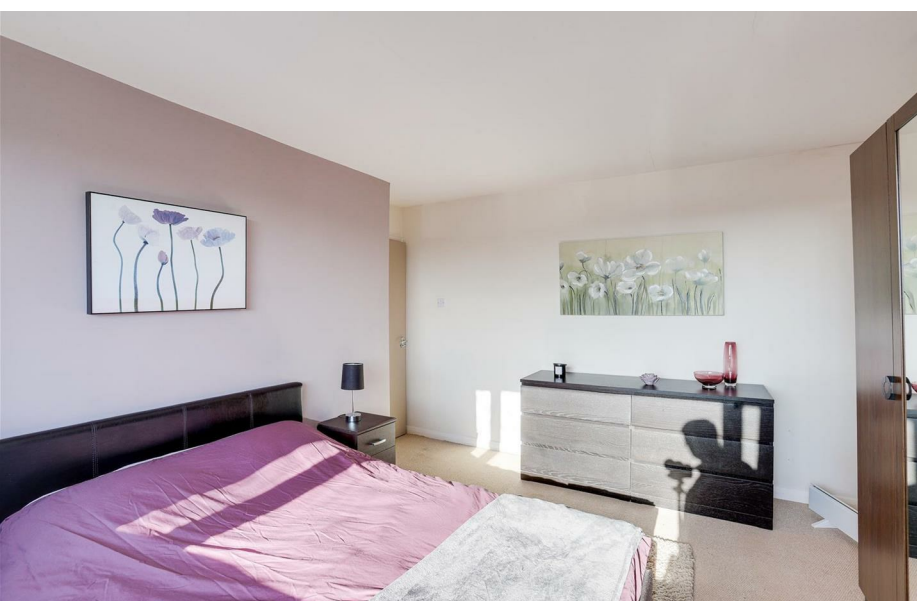
WELL-PRESENTED THROUGHOUT...

This three-bedroom detached home presents a fantastic opportunity for a variety of buyers, whether you're a family, first-time buyer, or investor. Situated in a popular location, the property benefits from easy access to local amenities, including shops, schools, and excellent commuting links. Upon entering, the welcoming entrance hall leads into a spacious reception room, offering ample space for both relaxing and dining. The fitted kitchen caters to all your culinary needs, providing functionality and style.

Upstairs, the home features two double bedrooms, a comfortable single bedroom, and a bathroom with a separate W/C, ensuring practicality for busy households. Externally, the property boasts a driveway to the front, providing off-road parking, alongside a charming garden area with a lawn, mature trees, plants, and shrubs. To the rear, a private garden offers a patio seating area, a lawn, and access to the garage, creating a perfect outdoor space for relaxing or entertaining.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Bathroom With A Separate W/C
- Driveway & Garage
- Private Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'6" x 6'2" (4.74m x 1.89m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, an electric panel heater and a single door providing access into the accommodation.

Lounge/Dining Room

25'5" max x 12'6" (7.76m max x 3.82m)

The lounge/ dining room has carpeted flooring, an electric panel heater, ceiling coving, a feature fireplace, a UPVC double-glazed window to the front elevation and sliding patio doors opening out to the rear garden.

Kitchen

8'11" x 8'3" (2.72m x 2.54m)

The kitchen 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, a hob, a dishwasher, space and plumbing for a washing machine, partially tiled walls, an in-built storage cupboard, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single door providing access to the side of the property.

FIRST FLOOR

Landing

8'6" max x 9'0" (2.61m max x 2.75m)

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 loft.

Master Bedroom

12'8" max x 13'4" (3.87m max x 4.07m)

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

Bedroom Two

10'2" x 11'11" (3.12m x 3.64m)

The second bedroom has carpeted flooring, an electric panel heater and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10'4" max x 7'9" (3.15m max x 2.37m)

The third bedroom has carpeted flooring, an electric panel heater, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom

5'5" x 5'9" (1.67m x 1.76m)

The bathroom has a vanity storage unit with a wash basin, a panelled bath with an electric shower fixture, partially tiled walls, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

W/C

5'6" x 2'4" (1.70m x 0.73m)

This space has a low level dual flush W/C, wood-effect 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, double gated access to the rear garden, a lawn, mature trees, plants and shrubs and courtesy lighting.

Rear

To the rear of the property is an enclosed private garden with a concrete patio area, a lawn, access to the garage, mature trees, hedge borders and fence panelling boundaries.

Garage

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps

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.

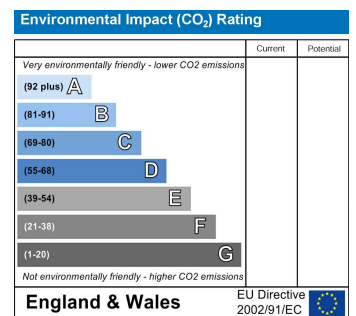
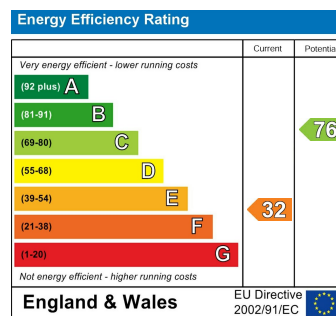
The vendor has advised the following:

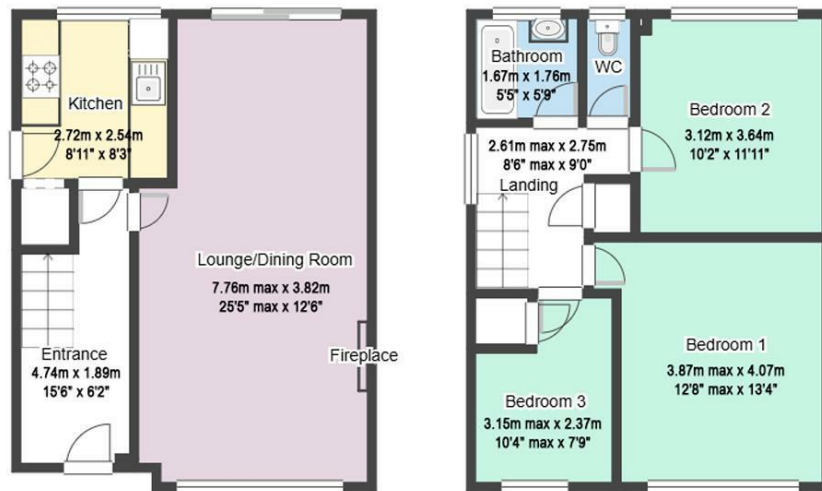
Property Tenure is Freehold

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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.

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.





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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