

HoldenCopley

PREPARE TO BE MOVED

Knightwood Drive, Killarney Park, Killarney Park, Nottinghamshire NG6

Guide Price £85,000

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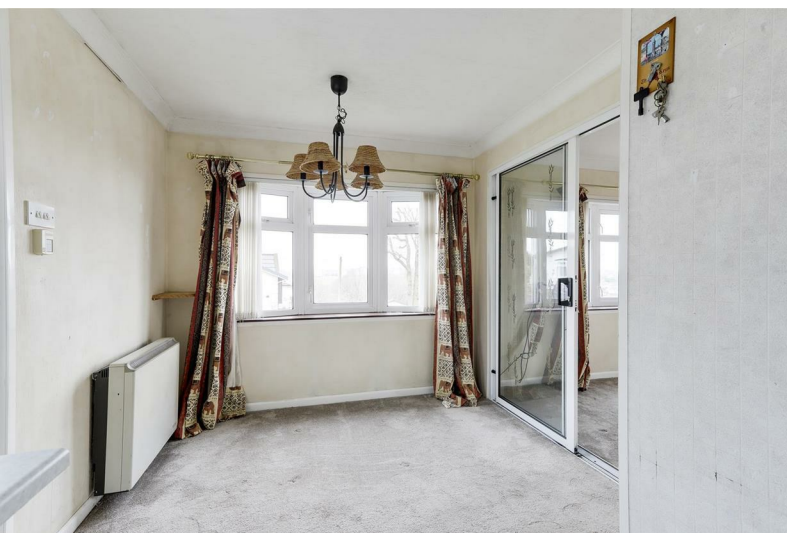


GUIDE PRICE £85,000 - £90,000

NO UPWARD CHAIN...

Discover this two-bedroom park home situated in the highly sought-after Killarney Park Village, a prestigious gated community. Nestled in a peaceful and picturesque setting, this property offers a serene lifestyle. The accommodation begins with an inviting entrance porch that leads into a well-appointed fitted kitchen diner. The kitchen features a sliding door that seamlessly opens into a spacious living room, offering the ideal space for relaxation and entertaining. The home also includes two comfortable bedrooms and a modern three-piece shower room. The exterior of the property is equally appealing. At the front, there is a gravelled area, a lawn, and carefully planted shrubs and bushes, creating a warm and welcoming entrance. A private driveway offers convenient parking, while giving access to the rear garden. The rear garden provides a lawn, a patio seating area perfect for enjoying sunny days, and a panelled fence boundary that ensures privacy. Killarney Park Village enhances the lifestyle on offer with a range of amenities designed to keep residents comfortable and entertained, all within the peace and security of a gated community.

MUST BE VIEWED





- Park Home
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Three-Piece Shower Room
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





ACCOMMODATION

Porch

11'11" × 3'1" (3.65 × 0.95)

The porch has carpeted flooring, a UPVC surround, and a UPVC door providing access into the accommodation.

Kitchen/Diner

17'3" × 8'5" (5.27 × 2.58)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, an in-built cupboard, a wall-mounted heater, space for a dining table, coving to the ceiling, carpeted and wood-effect flooring, tiled splashback, a UPVC double glazed window to the side elevation, a UPVC double glazed bow window to the front elevation, a UPVC door opening to the porch, and sliding doors providing access into the living room.

Living Room

17'1" × 10'7" (5.23 × 3.23)

The living room has a UPVC double glazed bay window to the front elevation, a UPVC double glazed window to the side elevation, a wall-mounted heater, a feature fireplace, coving to the ceiling, and carpeted flooring.

Master Bedroom

9'5" × 9'1" (2.88 × 2.79)

The main bedroom has UPVC double glazed windows to the rear and side elevation, a wall-mounted heater, fitted wardrobes, fitted base cupboards, coving to the ceiling, and carpeted flooring.

Bedroom Two

9'5" × 8'4" (2.89 × 2.55)

The main bedroom has UPVC double glazed window to the rear elevation, fitted wardrobes, coving to the ceiling, and carpeted flooring.

Shower Room

6'8" × 5'6" (2.05 × 1.68)

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, a wall-mounted heater, coving to the ceiling, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, a lawn, planted shrub and bushes, access to the rear garden, and a driveway.

Rear

To the rear of the property is a lawn, a patio seating area, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 74Mbps and Upload Speed 18Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 - Gedling Borough 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

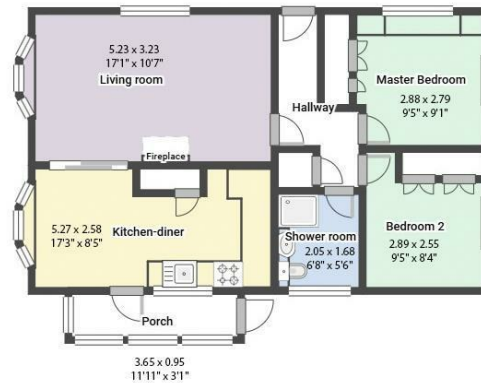
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

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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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