

HoldenCopley

PREPARE TO BE MOVED

Coleridge Crescent, Daybrook, Nottinghamshire NG5 6HL

Guide Price £230,000

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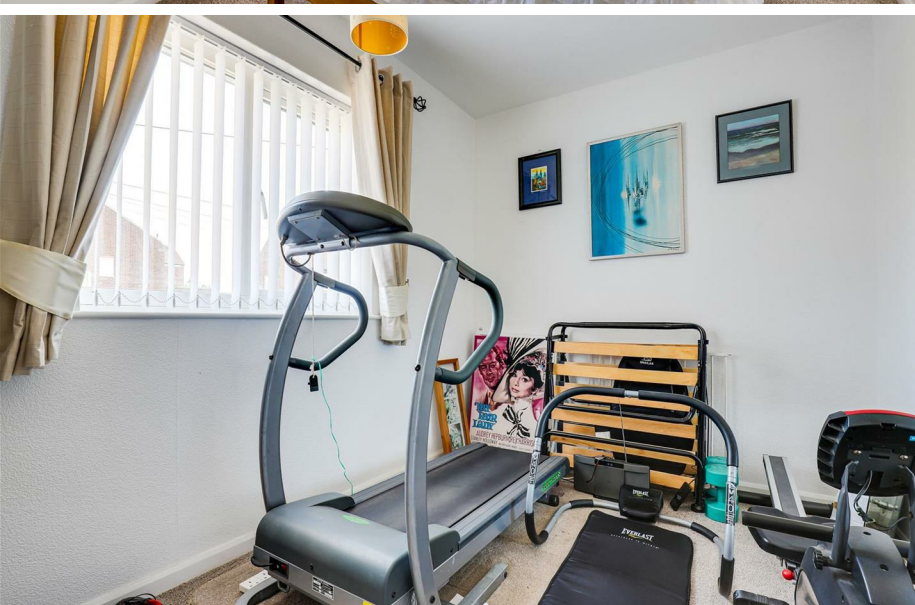
GUIDE PRICE £230,000 - £250,000

IDEAL FOR FIRST TIME BUYERS...

This well presented three-bedroom semi-detached house is perfect for a first time buyer looking to step onto the property ladder and move straight in. Nestled in a popular location, it enjoys close proximity to an array of local amenities, including the scenic Bestwood Country Park, a variety of shops, excellent transport links and great school catchments. The ground floor welcomes you with an entrance hall leading to a cozy lobby, a spacious living room filled with natural light and a sleek, modern fitted kitchen designed for both functionality and style. Ascend to the first floor to find three generously sized bedrooms, and a contemporary three-piece bathroom suite, all complemented by access to a partially boarded loft providing ample additional storage space. Outside, the front of the property features a driveway with parking for two vehicles. The rear of the property reveals a private, garden with a raised decking area perfect for outdoor dining and entertaining, a patio pathway, decorative stones and a variety of plants and trees adding to the serene ambiance.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Reception Room
- Three Piece Bathroom Suite
- Private Rear Garden
- Driveway
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*6" x 10*5" (1.09m x 3.18m)

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

Lobby

7*0" x 6*0" (2.14m x 1.83m)

The lobby has two UPVC double-glazed windows to the front and side elevation, wood-effect flooring and a radiator.

Living Room

19*7" x 10*11" (5.98m x 3.33m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a wall-mounted flame effect feature fireplace, a radiator, coving and double French door providing access out to the garden.

Kitchen

10*11" x 15*7" (3.35m x 4.75m)

The kitchen has a range of fitted base and wall units with worktops, a fitted breakfast bar, a composite sink and a half with a drainer, an electric hob with an extractor hood, an integrated oven and microwave, space and plumbing for a washing machine, wood-effect flooring, partially tiled walls, space for a dining table set, a vertical radiator, a built-in cupboard, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

3*1" x 5*10" (0.94m x 1.78m)

The landing has carpeted flooring, two UPVC double-glazed windows to the side elevation and provides access to the first floor accommodation.

Master Bedroom

12*6" x 10*8" (3.82m x 3.27m)

The master bedroom has two UPVC double-glazed windows to the front elevation and carpeted flooring.

Bedroom Two

12*5" x 8*7" (3.79m x 2.64m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in cupboard and access to the partially boarded loft via a drop-down ladder.

Bedroom Three

7*3" x 9*7" (2.22m x 2.94m)

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

Bathroom

5*10" x 9*7" (1.80m x 2.93m)

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

OUTSIDE

Front

To the front of the property is a driveway with the availability to park two vehicles.

Rear

To the rear of the property is a raised decking area, a patio pathway, decorative stones, various plants and trees.

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)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G 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 - 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.

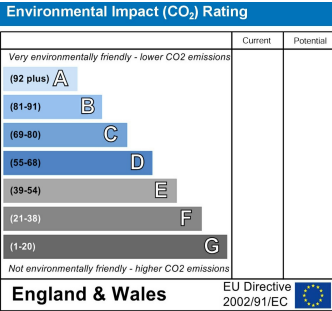
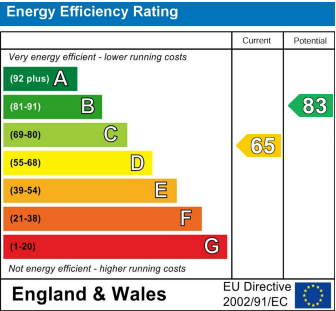
The vendor has advised the following:

Property Tenure is Freehold

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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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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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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