

HoldenCopley

PREPARE TO BE MOVED

Rosecroft Drive, Daybrook, Nottinghamshire NG5 6EN

£160,000

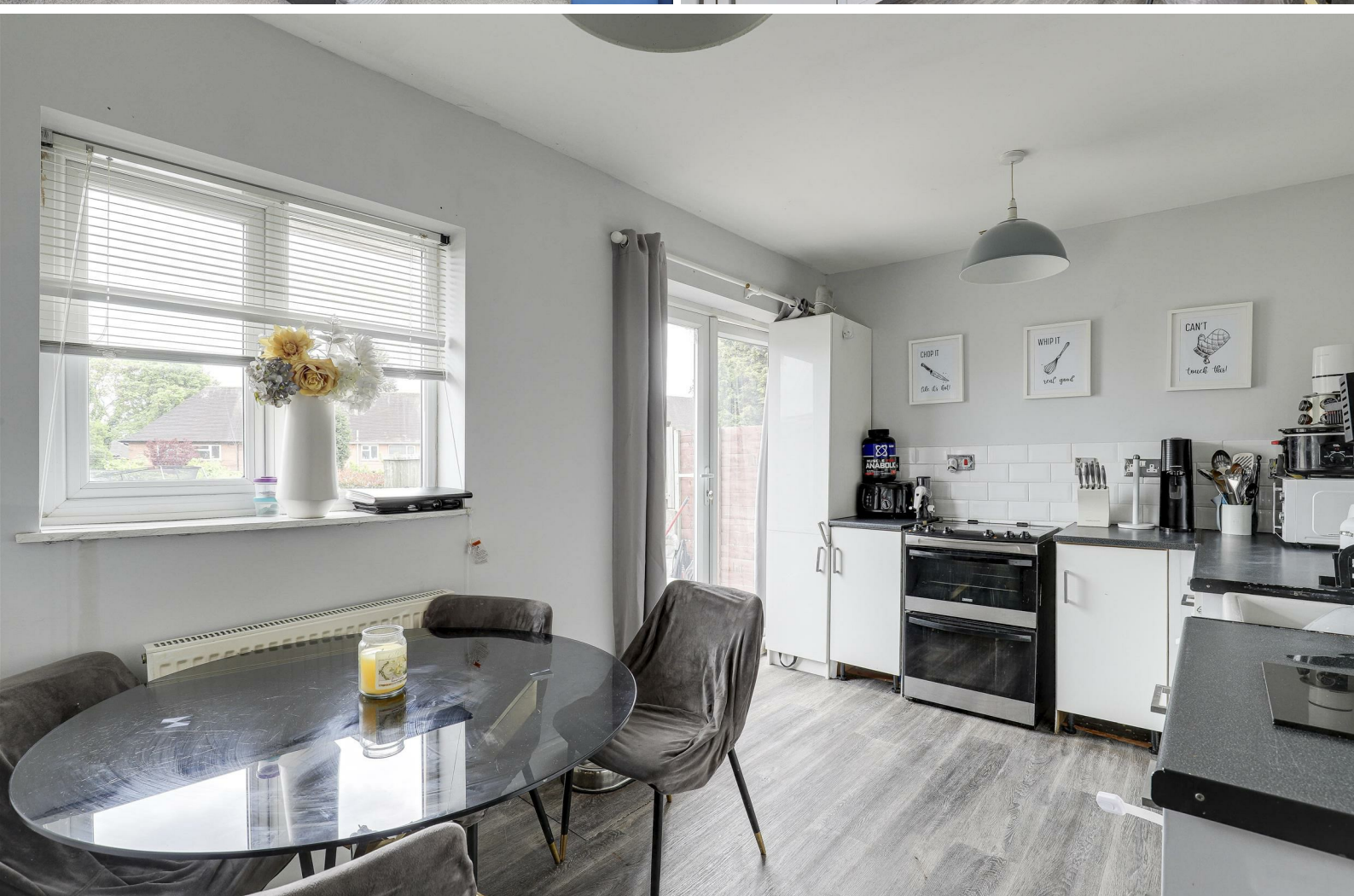
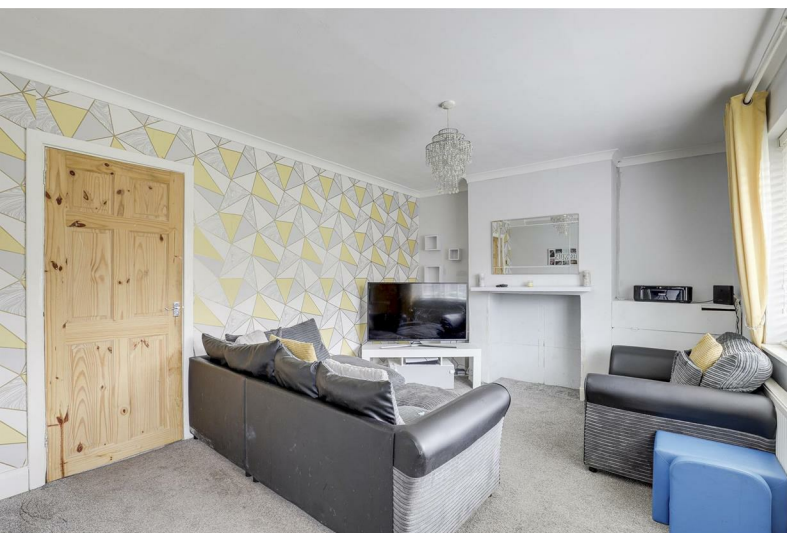
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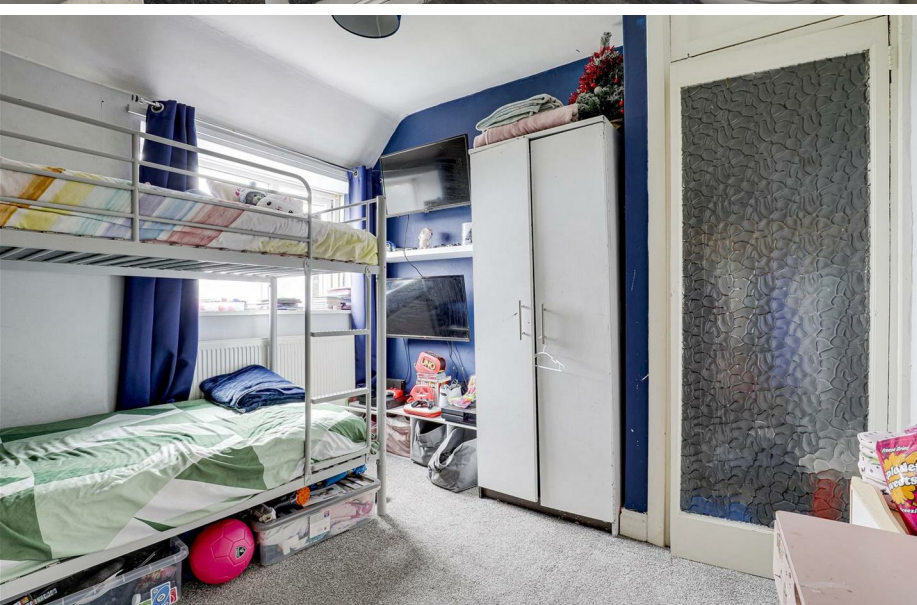
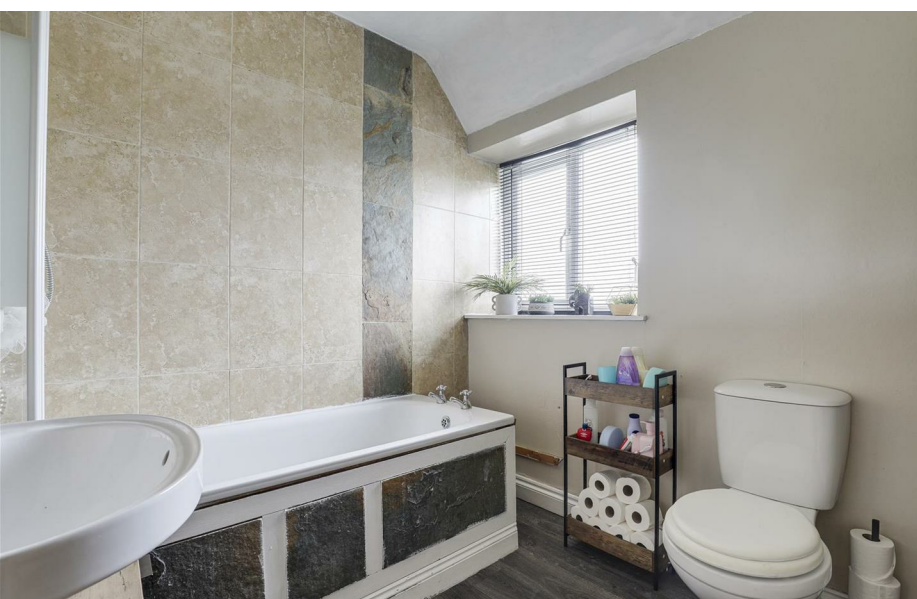


NO UPWARD CHAIN...

This well-presented two-bedroom mid-terraced home offers an ideal opportunity for first-time buyers or investors alike, perfectly positioned in a popular and convenient location. Situated within easy reach of a range of local amenities, excellent transport links, highly regarded school catchments, and with direct access to the City Hospital and Nottingham City Centre this property ticks all the boxes for modern living. Upon entry, you are welcomed into the entrance hall leading through to a bright and spacious living room, followed by a modern fitted kitchen benefiting from French doors that open out onto the rear garden – perfect for indoor-outdoor living. Off the kitchen, there is also access to a useful utility area. Upstairs, the property boasts two well-proportioned bedrooms and a stylish three-piece bathroom suite. Outside, the front of the property features a lawned area with a fence panelled boundary, while to the rear you'll find a generous, south-facing garden complete with a decked patio area, a well-maintained lawn, and enclosed fencing – offering a fantastic space for entertaining or relaxing in the sun.

MUST BE VIEWED





- Mid Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Utility Room
- Three-Piece Bathroom Suite
- South-Facing Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'5" x 2'11" (1.37m x 0.91m)

The entrance hall has wood-effect flooring, carpeted stairs, and a UPVC door providing access to the accommodation

Living Room

14'8" x 11'0" (4.48m x 3.37m)

The living room has a UPVC double-glazed window to the front elevation, a radiator, a TV point, and carpeted flooring.

Kitchen

12'9" x 8'3" (3.89m x 2.52m)

The kitchen has a range of fitted base units with worktops, a Belfast sink with a swan-neck mixer tap, space for a freestanding cooker, space for a dining table, a radiator, tiled splashback, wood-effect flooring, a UPVC double-glazed window to the rear elevation, double French doors opening to the rear garden, and access to the utility room

Utility Room

8'2" x 4'9" (2.51m x 1.45m)

The utility room has a fitted wall unit, a worktop, a wall-mounted boiler, space and plumbing for a washing machine, space for a tumble dryer, wood-effect flooring, and a UPVC double-glazed window to the rear elevation

FIRST FLOOR

Landing

7'11" x 2'8" (2.42m x 0.82m)

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

Bedroom One

17'10" x 9'7" (5.46m x 2.93m)

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

Bedroom Two

9'10" x 9'6" (3.01m x 2.90m)

The second bedroom has a UPVC double-glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring

Bathroom

7'10" x 6'9" (2.40m x 2.08m)

The bathroom has a UPVC double-glazed obscure window to the rear elevation, a low-level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and bi-folding shower screen, a chrome heated towel rail, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, and a fence panelled boundary

Rear

To the rear of the property is a good-sized, south-facing garden featuring a decked patio area, a lawn, and fenced panel boundaries

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps

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 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.

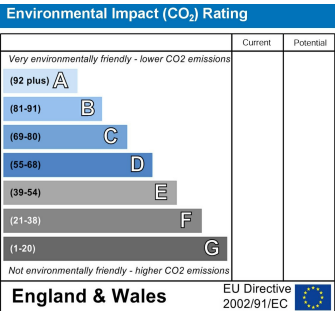
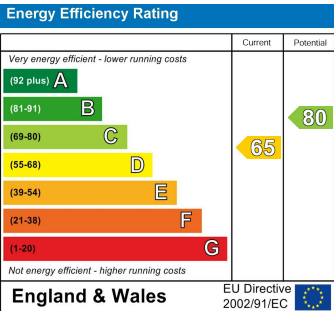
The vendor has advised the following:

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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