

HoldenCopley

PREPARE TO BE MOVED

Bernisdale Close, Rise Park, Nottinghamshire NG5 5DR

Guide Price £260,000

Bernisdale Close, Rise Park, Nottinghamshire NG5 5DR



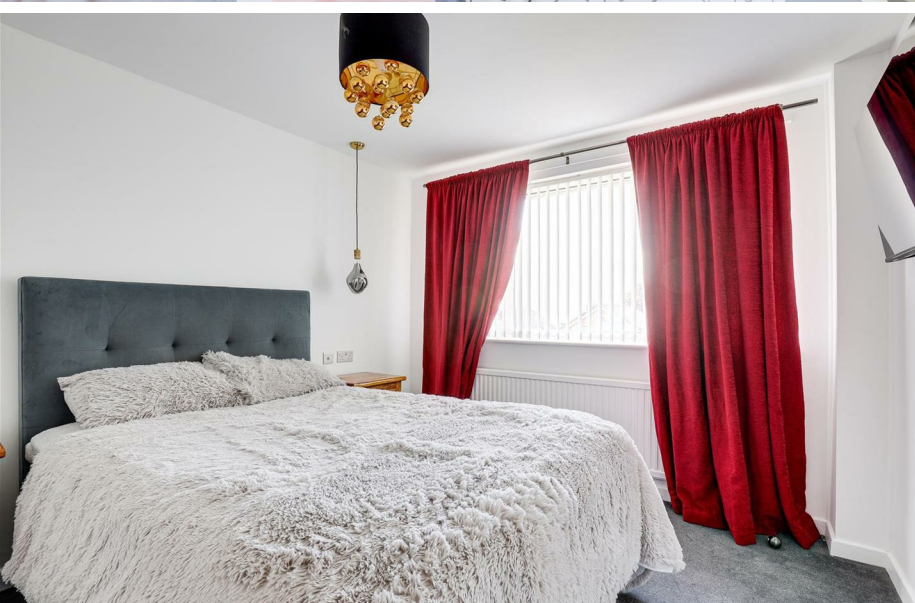
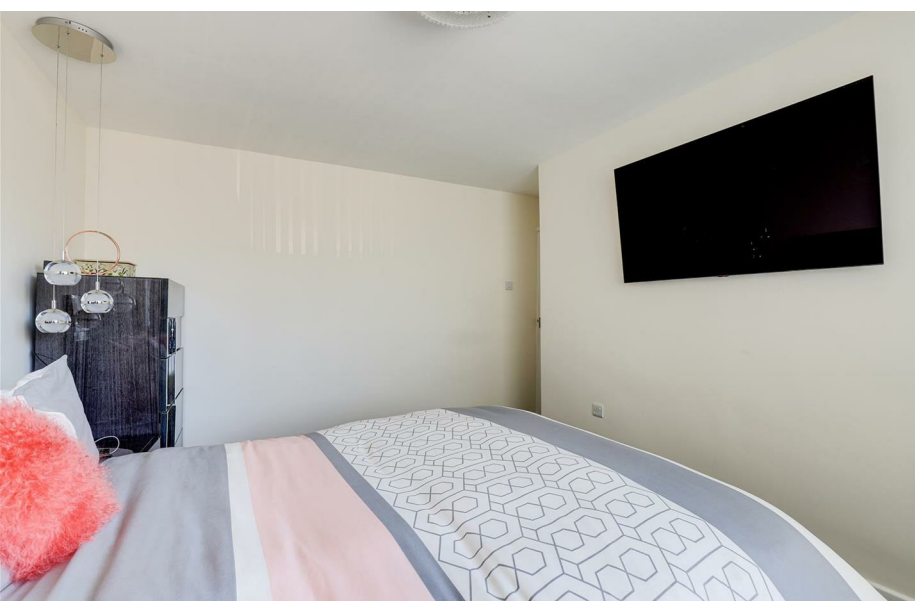
GUIDE PRICE £260,000 - £280,000

DETACHED HOME IN A POPULAR LOCATION...

This three-bedroom detached house, offered with no upward chain, presents an exciting opportunity to be transformed into a fantastic family home. Nestled in a quiet cul-de-sac within a popular location, it is well placed for a range of local amenities, including schools, shops, and excellent transport links into Nottingham City Centre, as well as the beautiful Bestwood Country Park close by for scenic walks. The ground floor comprises an entrance hall leading to a bright reception room and a kitchen diner filled with natural light. Upstairs, there are two double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Outside, the front of the property benefits from a driveway providing off-road parking for multiple vehicles, while the rear offers an enclosed garden with a lawn and a variety of plants and shrubs.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'2" x 6'0" (4.64m x 1.85m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

12'4" x 16'2" (3.78m x 4.95m)

The living room has carpeted flooring, a radiator, a recessed chimney breast alcove with a mantelpiece,

Kitchen

8'0" x 12'8" (2.44m x 3.88m)

The kitchen has a base unit with rolled-edge worktops, a sink and a half with a drainer and a swan neck mixer tap and a UPVC double-glazed window to the rear elevation.

Dining Room

8'10" x 10'5" (2.70m x 3.20m)

The dining room has a vertical radiator and a sliding patio providing access to the rear garden.

FIRST FLOOR

Landing

6'7" x 9'0" (2.01m x 2.76m)

The landing has an in-built cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

10'1" x 13'3" (3.09m x 4.05m)

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

Bedroom Two

11'10" x 10'1" (3.62m x 3.08m)

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

Bedroom Three

9'2" x 8'6" (2.80m x 2.61m)

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

Bathroom

8'7" x 5'5" (2.62m x 1.65m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a radiator, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple vehicles, double gated access to the rear garden, a range of plants and brick-wall boundaries.

Rear

To the rear is an enclosed garden with a concrete patio, a lawn, a range of plants and shrubs, a garden shed and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to 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.

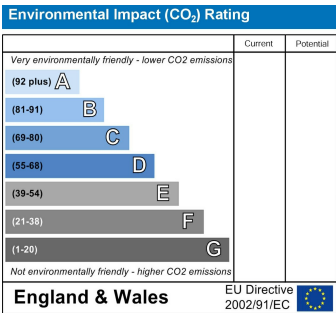
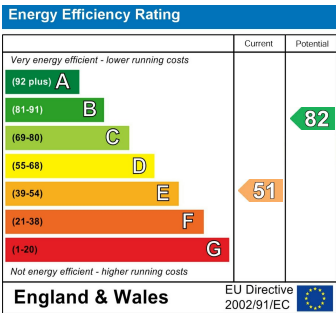
The vendor has advised the following:

Property Tenure is Freehold

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.



Bernisdale Close, Rise Park, Nottinghamshire NG5 5DR

HoldenCopley
PREPARE TO BE MOVED



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.