

HoldenCopley

PREPARE TO BE MOVED

Edwin Street, Daybrook, Nottinghamshire NG5 6AZ

Guide Price £165,000

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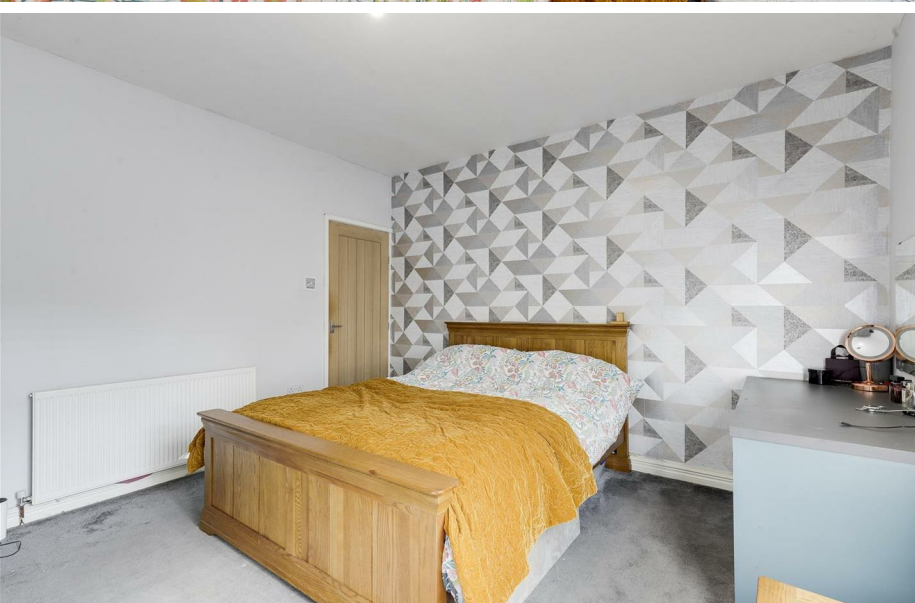
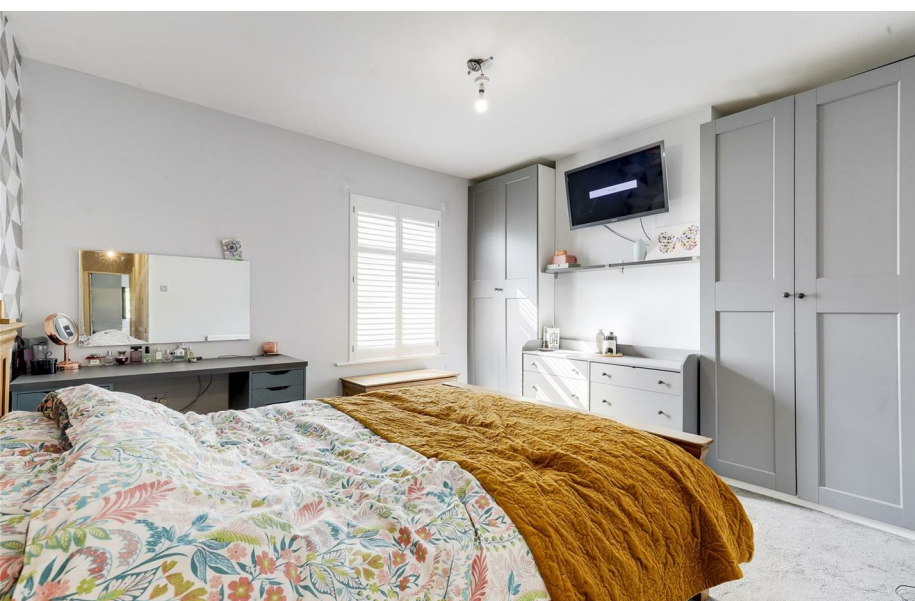
GUIDE PRICE £165,000 - £175,000

IDEAL FOR FIRST TIME BUYERS...

This well-presented three-bedroom mid-terrace home offers deceptively spacious accommodation throughout and is the perfect opportunity for any first-time buyer looking to step onto the property ladder with a home that's ready to move straight into. Situated in a well-connected location, the property is just a stone's throw from a range of local amenities, excellent transport links, great schools, and convenient shops – making it ideal for growing families or commuters alike. To the ground floor, the accommodation comprises a living room, a separate dining room featuring French doors leading out to the rear garden, a modern fitted kitchen, a handy utility space, and a three-piece bathroom suite. The first floor offers three generously sized bedrooms along with access to the loft space, providing additional storage or potential for conversion (subject to the necessary permissions). Outside, the property offers on-street parking to the front, and a private rear garden, perfect for relaxing or entertaining during the warmer months.

MUST BE VIEWED





- Mid-Terrace House
- Three Bedrooms
- Modern Fitted Kitchen & Utility Space
- Two Reception Rooms
- Ground Floor Three Piece Bathroom
- Rear Garden
- Well Presented Throughout
- Convenient Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

13'2" x 12'3" (4.03 x 3.74)

The living room has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, laminate flooring, a vertical column radiator, a recessed chimney breast alcove and a single composite door providing access into the accommodation.

Hallway

2'10" x 2'7" (0.87 x 0.80)

The hallway has carpeted flooring and stairs and recessed spotlights.

Dining Room

13'3" x 12'2" (4.04 x 3.72)

The dining room has laminate flooring, a vertical column radiator, a built-in cupboard and UPVC double French doors providing access out to the garden.

Kitchen

9'4" x 6'11" (2.86 x 2.11)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, space for a freestanding cooker with an extractor hood, a stainless steel sink and a half with a drainer and a moveable swan neck mixer tap, space for a fridge-freezer, tiled flooring and a UPVC double-glazed window to the side elevation.

Utility

6'11" x 2'3" (2.12 x 0.70)

The utility has a fitted base unit, shelving and space and plumbing for a washing machine and tumble dryer.

Bathroom

6'10" x 6'9" (2.10 x 2.07)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower and a glass shower screen, tiled flooring, partially tiled walls, a built-in cupboard, a radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

15'8" x 2'7" (4.78 x 0.81)

The landing has carpeted flooring, a radiator, access into the loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

13'3" x 12'3" (4.05 x 3.75)

The main bedroom has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, carpeted flooring, a radiator, an open storage space and two fitted wardrobes.

Bedroom Two

12'1" x 10'3" (3.69 x 3.13)

The second bedroom has a UPVC double-glazed window with bespoke fitted shutters to the rear elevation, laminate flooring, a radiator and a fitted wardrobe.

Bedroom Three

11'11" x 6'10" (3.65 x 2.10)

The third bedroom has a UPVC double-glazed window tot he rear elevation, carpeted flooring and a radiator.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G 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.

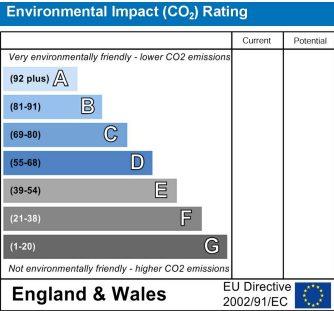
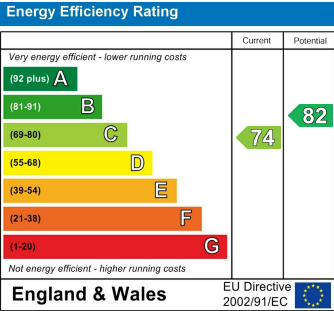
The vendor has advised the following:

Property Tenure is Freehold

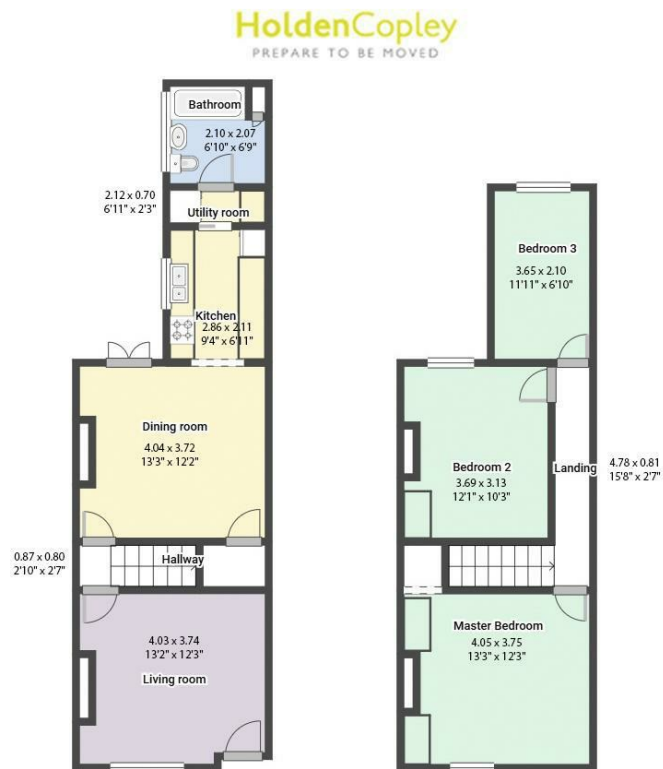
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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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