

# HoldenCopley

PREPARE TO BE MOVED

Ridgeway Walk, Top Valley, Nottinghamshire NG5 9DP

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£170,000

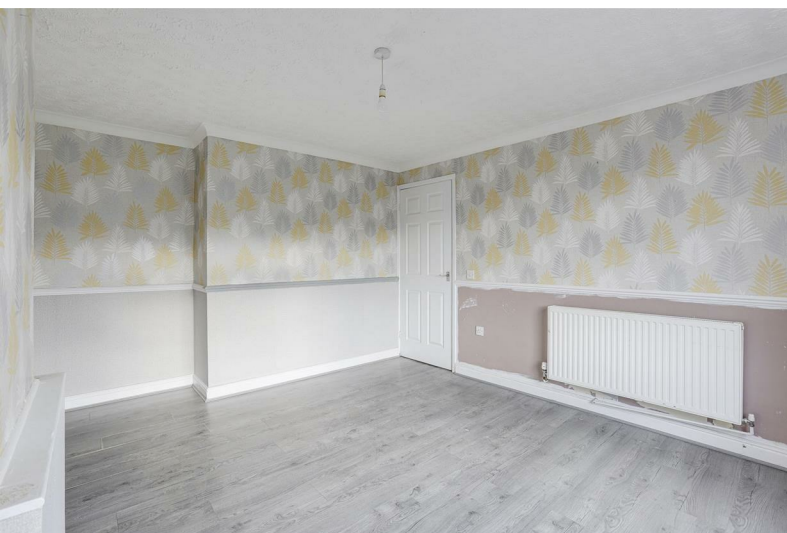
Ridgeway Walk, Top Valley, Nottinghamshire NG5 9DP



## NO UPWARD CHAIN...

This mid-terraced property presents a great opportunity for buyers who want a home they can tailor to their own preferences. Positioned in a convenient location, it offers generous room sizes and a layout that works well for a range of lifestyles. The ground floor begins with an entrance hall that includes access to a useful W/C, before flowing into a comfortable living area with space for both seating and storage. To the rear, the kitchen diner provides plenty of room for cooking and family meals, with direct access out to the garden, making it ideal for everyday use and easy entertaining. The first floor hosts three bedrooms, each offering good proportions and the potential to be arranged to suit individual needs, whether as sleeping spaces, a home office or guest rooms. The accommodation is completed by a bathroom fitted with a three-piece suite. Outside, the property enjoys a lawned frontage framed by a fence-panelled boundary. The rear garden is designed for low maintenance and includes security lighting, an outside tap and full fencing for privacy. With its potential and practical features throughout, this is a property well suited to buyers looking to put their own stamp on a home.

## MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Front & Rear Gardens
- No Upward Chain
- Plenty Of Potential
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'3" x 5'10" (4.97m x 1.78m)

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

W/C

4'10" x 2'7" (1.49m x 0.81m)

This space has a UPVC double glaze obscure window to the front elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, and wood-effect flooring.

Living Room

14'6" x 11'5" (4.44m x 3.49m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a dado rail, coving to the ceiling, and wood-effect flooring.

Kitchen

17'7" x 11'5" (5.38m x 3.49m)

The kitchen has a range of fitted f fitted base units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, space and plumbing for a washing machine, space for a dining table, a radiator, a wall-mounted boiler tiled splashback, partially wood-effect flooring, UPVC double glazed windows to the rear elevation, and a door opening out to the rear garden.

FIRST FLOOR

Landing

12'0" x 5'11" (3.67m x 1.81m)

The landing has carpeted flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Bedroom One

13'5" x 11'6" (4.11m x 3.51m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two

12'9" x 11'6" (3.90m x 3.51m)

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

Bedroom Three

8'6" x 7'5" (2.60m x 2.28m)

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

Bathroom

7'5" x 5'5" (2.27m x 1.66m)

The bathroom has s 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 electrics shower fixture, a radiator, floor-to-ceiling tiling, and vinyl 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 low-maintenance garden with security lighting, an outside tap, and a fence panelled boundary.

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 1000Mbps 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 G

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.

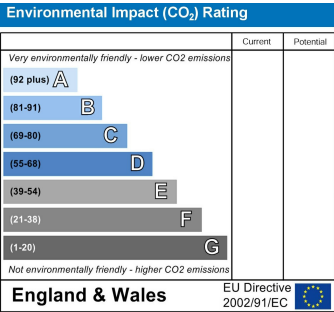
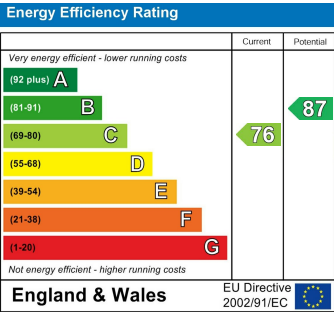
The vendor has advised the following:

Property Tenure is Freehold

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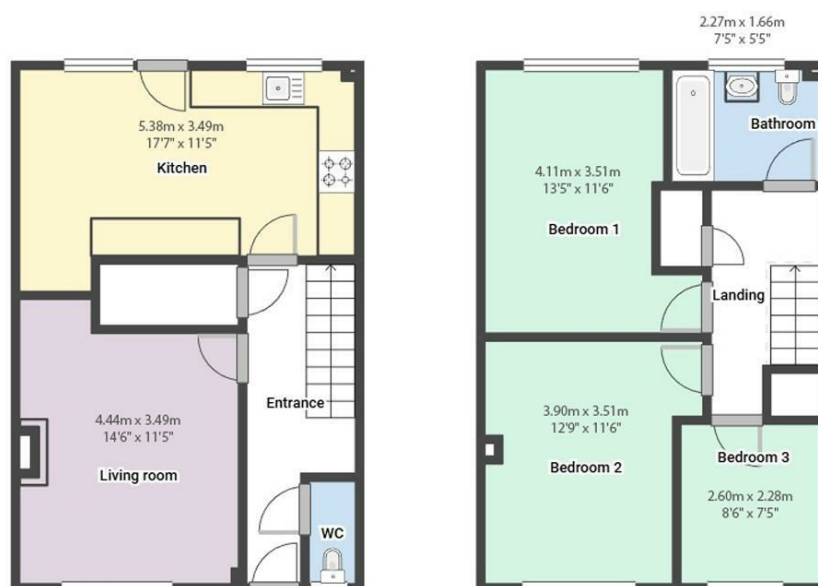
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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