

HoldenCopley

PREPARE TO BE MOVED

Reydon Drive, Nottingham, Nottinghamshire NG8 5ER

Offers Over £170,000

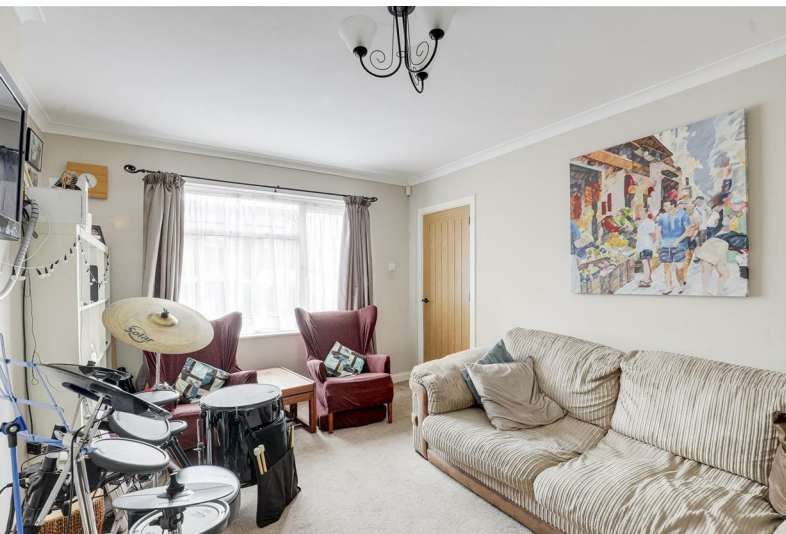
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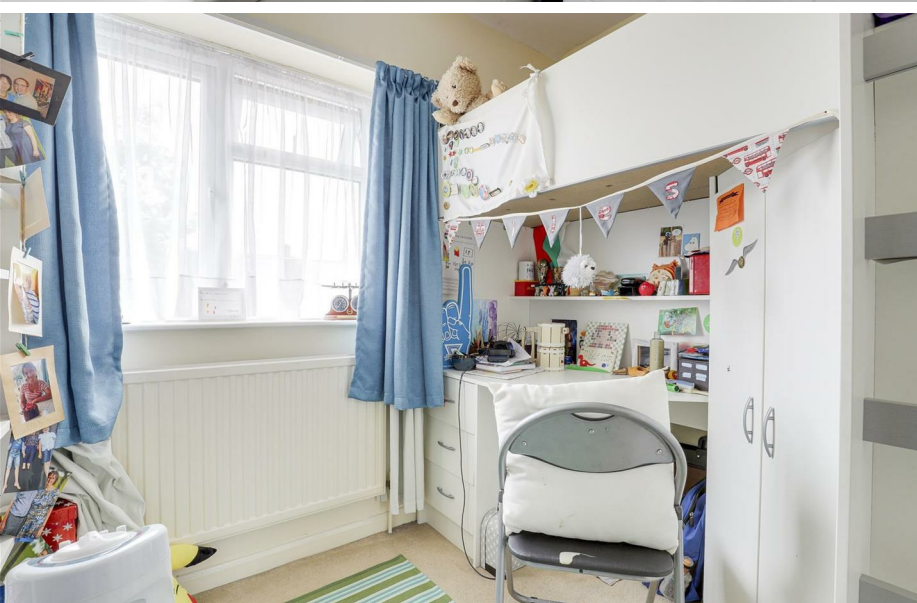


MID TERRACED HOUSE...

Presenting this mid-terraced house, ideally situated with excellent transport links to Nottingham City Centre and the surrounding areas. This property is close to all local amenities, including shops, schools, and Melbourne Park, making it an ideal home for a wide range of buyers. Upon entering the house, you are welcomed by an entrance hall that sets the tone for the rest of the home. The ground floor features a spacious living room, which benefits from sliding patio doors that lead into a bright conservatory. The conservatory is a wonderful space to relax and unwind, with double French doors that open out to the rear garden, seamlessly blending indoor and outdoor living. The fitted kitchen is functional and offers ample storage and workspace. On the ground floor is a three-piece bathroom suite. Moving to the first floor, the property boasts three well-proportioned bedrooms, each offering a comfortable retreat for family members or guests. Outside to the front of the property, there is a small lawn area, complemented by a block paved driveway providing off-road parking. The rear garden offers an enclosed and private outdoor space perfect for relaxation and entertaining. It features a patio area, a raised wooden planted area, and a lawn. Additionally, there is a shed for extra storage and a fence panelled with a hedge boundary for added privacy.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, an in-built cupboard, and a UPVC door providing access into the accommodation.

Living Room

14'11" x 11'2" (4.55m x 3.41m)

The living room has a UPVC double glazed window to the front elevation, coving to the ceiling, carpeted flooring, and sliding patio doors opening into the conservatory.

Conservatory

13'5" x 9'7" (4.11m x 2.94m)

The conservatory has carpeted flooring, a radiator, recessed spotlights, a UPVC double glazed window surround, and double French doors opening out to the rear garden.

Kitchen

12'2" x 10'0" (3.71m x 3.06m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated double oven, a ceramic hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, recessed spotlights, vinyl flooring, a UPVC double glazed window to the rear elevation, and access into the conservatory.

Bathroom

5'9" x 5'5" (1.76m x 1.67m)

The bathroom has a UPVC double glazed window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower with a shower screen, a heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the rear elevation, carpeted flooring, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

14'10" x 8'11" (4.54m x 2.74m)

The first bedroom has two UPVC double glazed windows to the front and rear elevation, two in-built cupboards, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two

11'3" x 7'8" (3.45m x 2.35m)

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

Bedroom Three

8'11" x 6'11" (2.48m x 2.11m)

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

OUTSIDE

Front

To the front of the property is a small lawn area, and a block paved driveway.

Rear

To the rear of the property is an enclosed rear garden with a patio, a raised wooden planted area, a lawn, a shed, and a fence panelled with a hedge 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, 3G & 4G - Some coverage of 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 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.

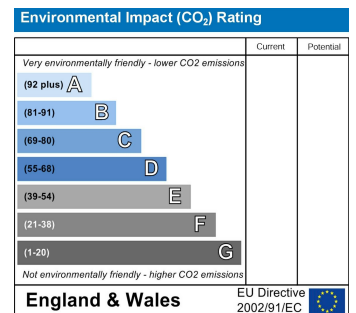
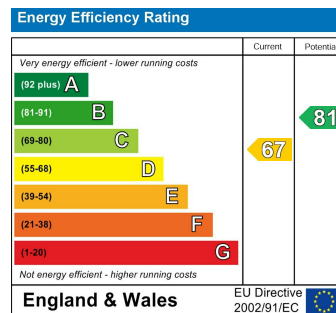
The vendor has advised the following:

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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