

HoldenCopley

PREPARE TO BE MOVED

Rugby Road, Rainworth, Nottinghamshire NG21 0AT

Guide Price £160,000 - £170,000

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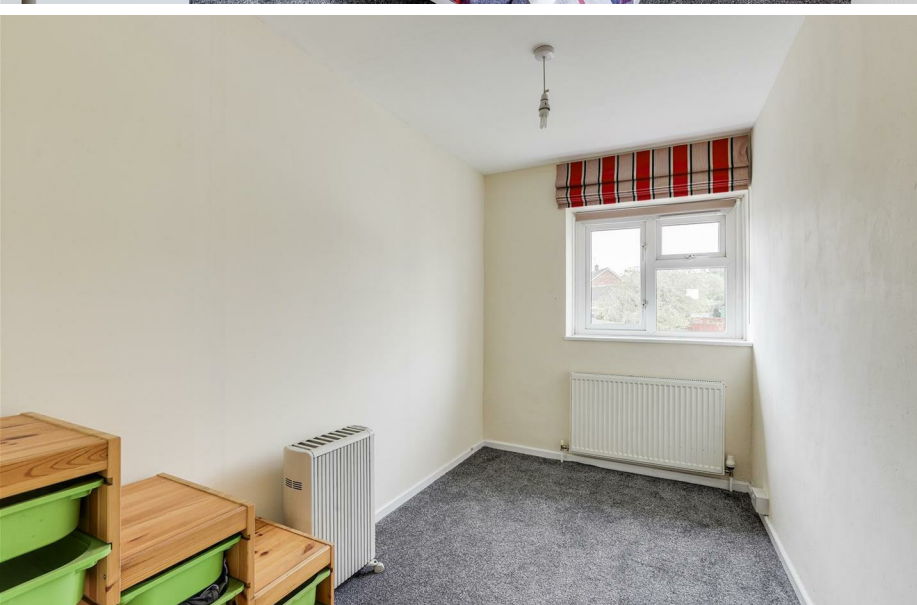
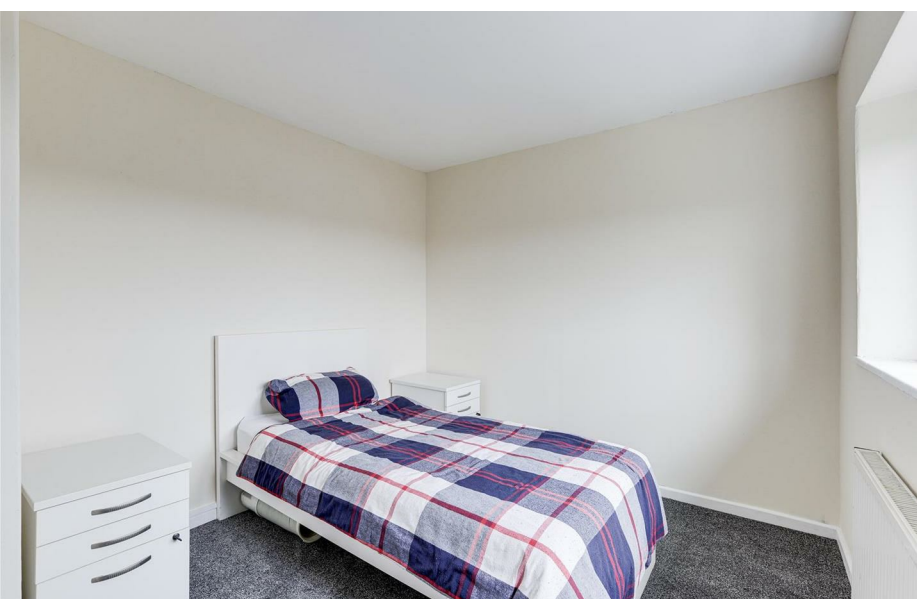
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RE-DECORATED THROUGHOUT...

This recently redecorated three-bedroom semi-detached house is move-in ready, offering a fresh and modern living space ideal for first-time buyers or families. The property benefits from a newly fitted kitchen and a contemporary shower suite, ensuring a stylish and comfortable home. Located near local amenities, excellent commuting links, and the scenic countryside. The ground floor comprises an entrance hall, a spacious living and dining room, a modern fitted kitchen, a practical utility room, and a pantry for additional storage. Upstairs, the first floor houses three well-proportioned bedrooms, all serviced by a sleek shower suite featuring a large walk-in shower. Externally, the property offers a lawned front garden and a driveway providing off-road parking for multiple cars, while the rear boasts a private enclosed garden with a stone-paved area and a lawn, perfect for outdoor enjoyment.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Newly-Fitted Kitchen
- Utility & Pantry
- Open Plan Living & Dining Room
- Modern Shower Suite
- Storage Space
- Ample Off-Road Parking
- Generous-Sized Garden With Shed
- Yale Security Alarm Fitted





GROUND FLOOR

Entrance Hall

4*6" x 3*0" (1.38m x 0.92m)

The entrance hall has carpeted flooring, a radiator, and a single door providing access into the accommodation.

Living/Dining Room

19*7" x 11*4" (max) (5.98m x 3.46m (max))

The open plan living and dining room has a UPVC double-glazed window to the front and rear elevation, wood-effect flooring, a TV point, and two radiators.

Kitchen

11*1" x 9*8" (3.40m x 2.95m)

The kitchen has a range of fitted gloss handleless base and wall units, a composite sink with a movable swan neck mixer tap and drainer, an integrated dishwasher, a freestanding range cooker with a gas hob and extractor hood, space and plumbing for a washing machine, tiled flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Utility

6*6" x 6*5" (1.99m x 1.96m)

The utility room has space for an American-style fridge freezer, tile-effect flooring, a radiator, an in-built cupboard, a wall-mounted security alarm panel, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

Pantry

4*10" x 2*8" (1.48m x 0.83m)

The pantry has wall-mounted shelves and tile-effect flooring.

FIRST FLOOR

Landing

10*0" x 9*0" (max) (3.07m x 2.76m (max))

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

Bedroom One

11*5" x 10*4" (max) (3.49m x 3.17m (max))

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

Bedroom Two

13*5" x 8*10" (max) (4.10m x 2.71m (max))

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

Bedroom Three

10*6" x 6*4" (3.21m x 1.95m)

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

Shower Suite

7*5" x 5*9" (2.28m x 1.77m)

This suite has a low level dual flush W/C, a wash basin with fitted storage underneath, a double walk-in shower enclosure with a wall-mounted electric shower, an overhead rainfall and a handheld shower head, waterproof splashback, wood-effect flooring, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with gated access to further off-road parking, a lawned area, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a patio area, lawned areas, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps

(Upload)

Phone Signal – Limited 4G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Very low risk

Non-Standard Construction – Yes - Concrete

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District 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.

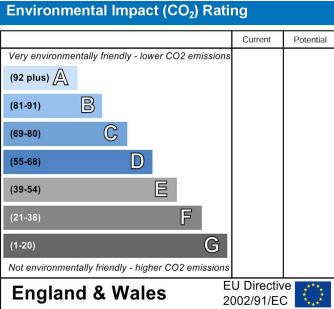
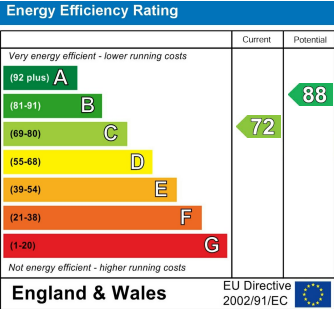
The vendor has advised the following:

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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