

# HoldenCopley

PREPARE TO BE MOVED

Reydon Drive, Nottingham, Nottinghamshire NG8 5ER

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Guide Price £190,000 - £200,000



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END TERRACED HOUSE...

Situated in a popular area, this end-terraced house offers excellent convenience with shops, schools, and superb transport links all within easy reach. Ideal for a wide range of buyers, the property combines generous living spaces with outdoor appeal, making it perfect for families, first-time buyers, or investors alike. Upon entering the property, you are greeted by an entrance hall that leads into a spacious and bright living room, providing an ideal space for relaxing or entertaining. The ground floor also features a fitted kitchen, equipped with ample storage and work surfaces, alongside a separate utility room offering added practicality. The utility room also provides access to a handy downstairs W/C. On the first floor, the property boasts two well-proportioned double bedrooms, both offering plenty of natural light. The first-floor accommodation is completed by a contemporary three-piece bathroom suite, perfect for daily comfort. Externally, the front of the property benefits from a low-maintenance gravelled area and a block-paved driveway, providing off-street parking. Gated access leads to the rear garden, which is fully enclosed for privacy. The rear garden is a fantastic outdoor space, featuring a patio area with a charming Pergola, a lawn, gravelled borders, and an outdoor tap for added convenience. The garden is bordered by hedging and fence panels, creating a peaceful and secluded atmosphere. There is also a practical shed for additional storage, along with a second gated access point.

MUST BE VIEWED







- End Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Popular Location
- Excellent Transport Links
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, and a composite door providing access into the accommodation.

### Living Room

14'9" x 11'0" (4.52m x 3.37m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a feature fireplace, coving to the ceiling, and wood-effect flooring.

### Kitchen

17'10" x 8'3" (5.46m x 2.54m)

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 gas ring hob and extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, an in-built cupboard, space for a dining table, a radiator, partially tiled walls, tiled flooring, and two UPVC double glazed windows to the rear elevation.

### Hall

The hall has vinyl flooring, and a door opening out to the rear garden.

### W/C

This space has a low level flush W/C, partially tiled walls, and vinyl flooring.

### Utility Room

7'9" x 6'3" (2.38m x 1.92m)

The utility room has a UPVC double glazed obscure window to the side elevation, space and plumbing for a washing machine, space for a tumble dryer, a worktop, a radiator, and painted concrete.

## FIRST FLOOR

### Landing

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

### Bedroom One

12'0" x 9'8" (3.66m x 2.96m)

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

### Bedroom Two

9'11" x 9'8" (3.04m x 2.97m)

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

### Bathroom

7'10" x 6'10" (2.39m x 2.09m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a \*P\* shaped bath with a handheld shower fixture and shower screen, coving to the ceiling, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled area, a block paved driveway, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with an outside tap, a shed, a patio with a Pergola, a lawn, a gravelled border, a hedged and fence panelled boundary, and gated access.

## 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 & 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.

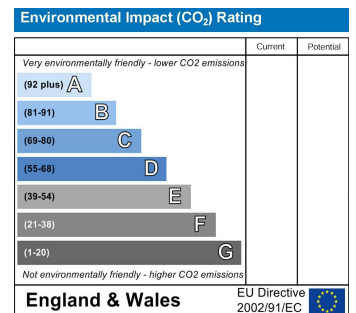
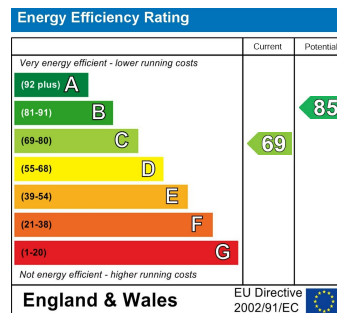
The vendor has advised the following:

Property Tenure is Freehold

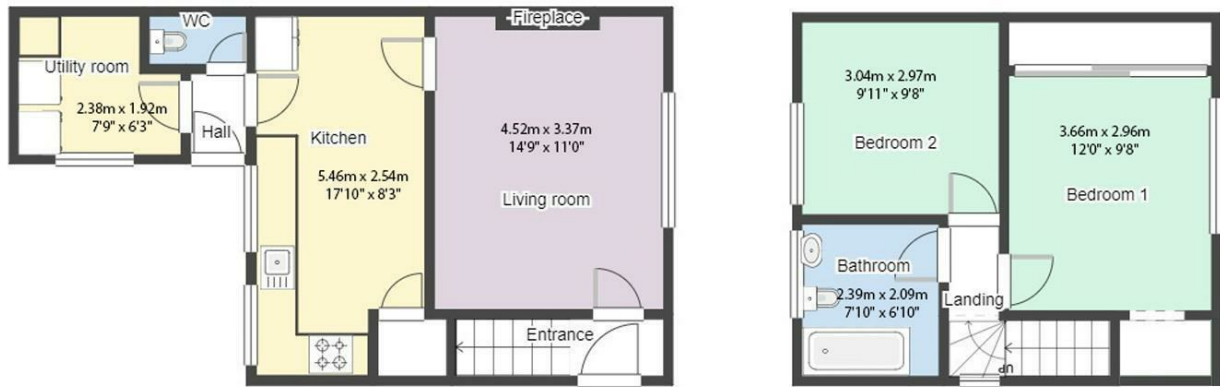
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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