

HoldenCopley

PREPARE TO BE MOVED

Edward Road, Eastwood, Nottinghamshire NG16 3EU

£250,000

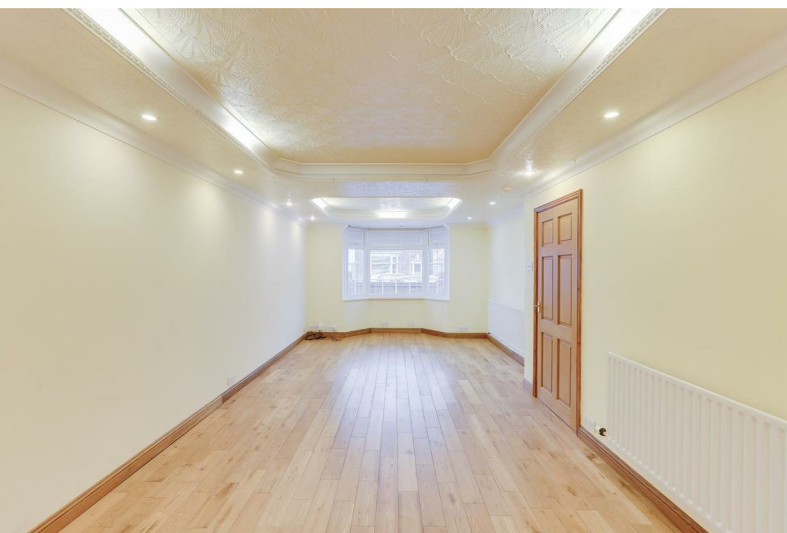
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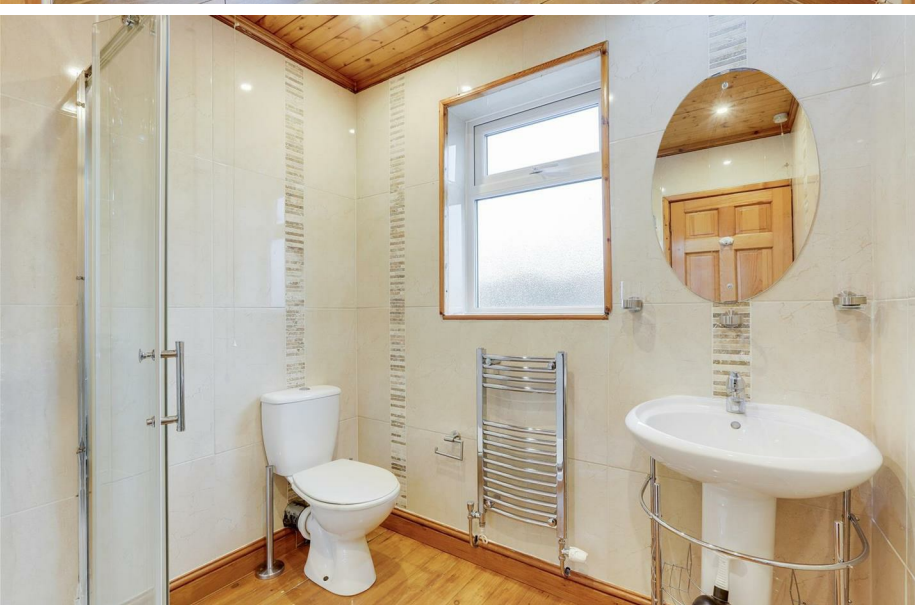
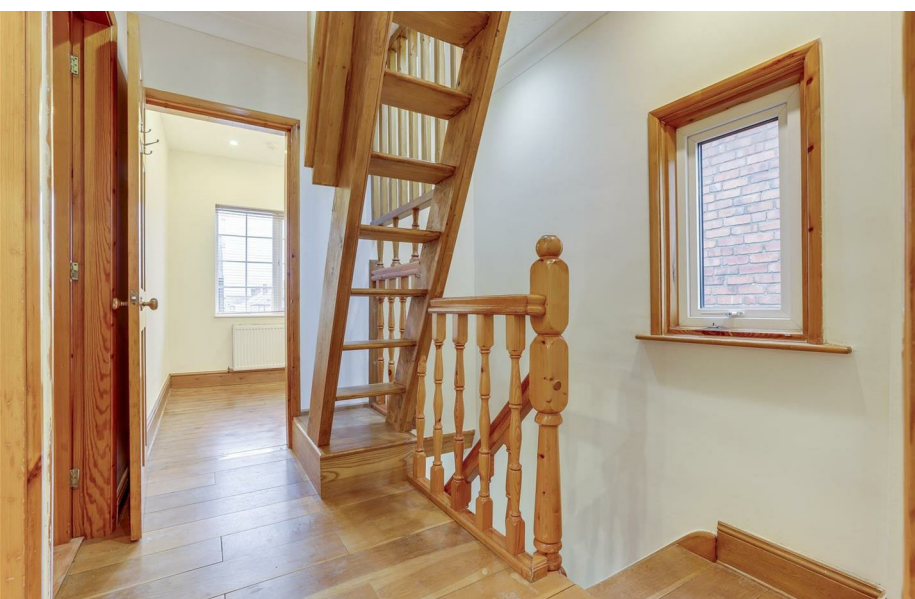


NO UPWARD CHAIN...

This semi-detached house, located in a popular residential area, offers a wonderful opportunity for a range of buyers. With its convenient access to local amenities and the added advantage of being sold with no upward chain, this property is perfect for those looking for a versatile and well-appointed home and benefits from solar panels. Upon entering the property, you are greeted by a welcoming entrance hall that leads to various areas of the home. Off the hallway, there is a ground-floor W/C, a practical addition to modern family living. The spacious living room is bright and inviting, flowing seamlessly into the 'L'-shaped kitchen diner. This open-plan layout creates an ideal space for both daily life and entertaining guests. The kitchen is fitted with modern units and appliances, offering plenty of storage and workspace. Double French doors open from the kitchen diner into the rear garden. The entrance hall also provides access to the extension, which includes a garage and a workshop, offering excellent potential for additional storage or hobbies. Moving to the first floor, the property features three bedrooms. The main bedroom is particularly noteworthy, with its range of fitted furniture providing generous storage solutions. Completing this level is a three-piece bathroom suite. The second floor of the house offers an attic room, a versatile space that can be tailored to suit a variety of needs, such as a home office, or playroom. Outside, to the front, there is courtesy lighting and a block-paved driveway that provides ample off-road parking. The rear garden is fully enclosed and thoughtfully designed, offering a private retreat for relaxation and leisure. It features courtesy lighting, a decked patio area perfect for outdoor dining, raised planted borders, gravelled areas, and a well-maintained lawn. The garden is enclosed by panelled fencing, ensuring privacy and security.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Extension/Garage & Workshop
- Driveway
- Enclosed Rear Garden
- Solar Panels
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'9" x 7'0" (max) (4.82m x 2.14m (max))
The entrance hall has wood flooring, a radiator, coving to the ceiling, recessed spotlights, and a UPVC door providing access into the accommodation.

W/C

6'1" x 2'9" (1.86m x 0.84m)
This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a chrome heated towel rail, an extractor fan, recessed spotlights, and wood flooring.

Living Room

25'2" x 11'8" (max) (7.69m x 3.58m (max))
The living room has a UPVC double glazed window to the front elevation, two radiators, a TV point, coving to the ceiling, recessed spotlights, and wood flooring.

Kitchen/Dinner

17'8" x 17'5" (max) (5.40m x 5.33m (max))
The kitchen diner has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, space for a freestanding cooker and extractor fan, space for fridge freezer, space and plumbing for a dishwasher, space for a dining table, three radiators, coving to the ceiling, recessed spotlights, tiled splashback, wood flooring, a UPVC double glazed window to the side elevation, double French doors opening to the rear garden, and opening access into the rear entrance.

Rear Entrance

5'6" x 3'3" (1.69m x 1.01m)
The rear entrance has wood flooring, in-built cupboards, recessed spotlights, a UPVC door providing access to the rear garden, and access into the utility cupboard.

Utility Cupboard

4'10" x 2'2" (1.49m x 0.68m)
The utility cupboard has a worktop, space and plumbing for a washing machine, and space for a tumble dryer.

Extension/Garage

18'10" x 6'2" (5.75m x 1.90m)
The extension/garage has tiled flooring, recessed spotlights, a radiator, ample storage, double UPVC doors opening out to the driveway, and bi-folding doors opening to the workshop.

Workshop

29'9" x 12'2" (max) (9.08m x 3.73m (max))
The workshop has lighting, electrics, five widows to the rear and side elevation, access into a storage cupboard, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

8'6" x 7'0" (max) (2.60m x 2.15m (max))
The landing has a UPVC double glazed window to the side elevation, coving to the ceiling, recessed spotlights, wood flooring, and access to the first floor accommodation.

Bedroom One

13'2" x 10'10" (max) (4.02m x 3.31m (max))
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, recessed spotlights, a range of fitted furniture including wardrobes, bedside tables and a chest of drawers, and wood flooring.

Bedroom Two

10'11" x 10'7" (3.34m x 3.24m)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, recessed spotlights, and wood flooring.

Bedroom Three

7'11" x 6'11" (2.42m x 2.13m)
The third bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, and wood flooring.

Shower Room

6'10" x 6'8" (2.09m x 2.04m)
The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, two chrome heated towel rails, recessed spotlights, an extractor fan, floor-to-ceiling tiling, and wood flooring.

Attic Space

19'7" x 17'1" (max) (5.99m x 5.21 (max))
The attic space has three Velux windows, a radiator, fitted wardrobes, eaves storage, recessed spotlights, and wood flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, and a block paved driveway.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, a decked patio area, raised planted borders, gravelled areas, lawns, 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 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 - Broxtowe Borough Council - Band B
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.

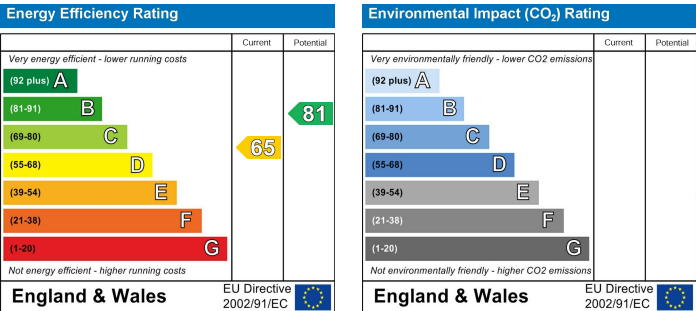
The vendor has advised the following:
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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