

HoldenCopley

PREPARE TO BE MOVED

Ryton Square, Aspley, Nottinghamshire NG8 5JH

£175,000

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NO UPWARD CHAIN...

Situated on a generous plot, this three-bedroom semi-detached home offers spacious accommodation throughout and is bursting with potential—perfect for those looking to modernise and add value. The property is offered to the market with no upward chain, making it an ideal opportunity for a range of buyers. Upon entering, you are welcomed by an entrance hall leading into a spacious living room and a fitted kitchen diner. The first floor hosts three bedrooms, all serviced by a three-piece bathroom suite. Externally, the property sits on a generous-sized plot, offering fantastic outdoor space. To the front, a driveway provides off-road parking with access to a garage for additional storage. To the rear, a large enclosed garden presents exciting scope for further development (subject to planning permission). Located in Aspley, the property benefits from excellent transport links, local amenities, and is within easy reach of highly regarded schools and colleges, making it an excellent choice for families, first-time buyers, or investors looking for a project.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Fantastic-Sized Garden
- Driveway & Garage
- UPVC Double-Glazing Throughout
- Gas Central Heating With Boiler Replaced in 2024
- Popular Location





GROUND FLOOR

Entrance Hall

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

Living Room

14'3" x 12'10" into bay (4.35m x 3.93m into bay)
The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a TV point, coving to the ceiling, fitted storage in the alcove, a feature fireplace with a decorative brick surround, a radiator, and an open arch into the kitchen diner.

Kitchen Diner

17'5" x 8'4" (5.32m x 2.55m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, multi-coloured slate tile flooring, space for a dining table, a radiator, coving to the ceiling, an in-built pantry cupboard, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Bedroom One

10'9" x 9'8" (3.30m x 2.96m)
The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

9'11" x 9'2" (3.03m x 2.81m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, an in-built cupboard, and a radiator.

Bedroom Three

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

Bathroom

6'3" x 6'2" (1.92m x 1.90m)
The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, fully tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a shared driveway, access into the garage, external lighting, and gated access to the garden.

Rear

To the rear of the property is an enclosed garden with a patio area, external lighting, a lawn, various plants and shrubs, gravelled areas, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media, CityFibre
Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000

- Mbps (upload)
- Phone Signal – Good 4G / 5G 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+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

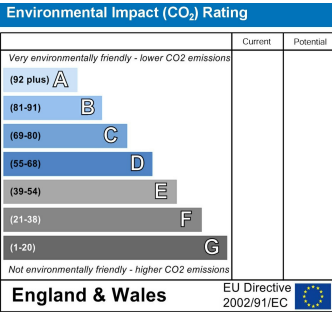
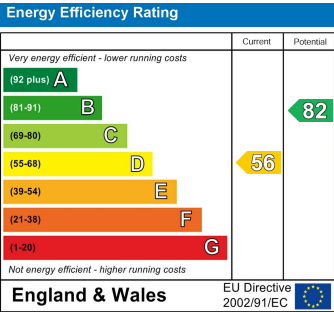
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

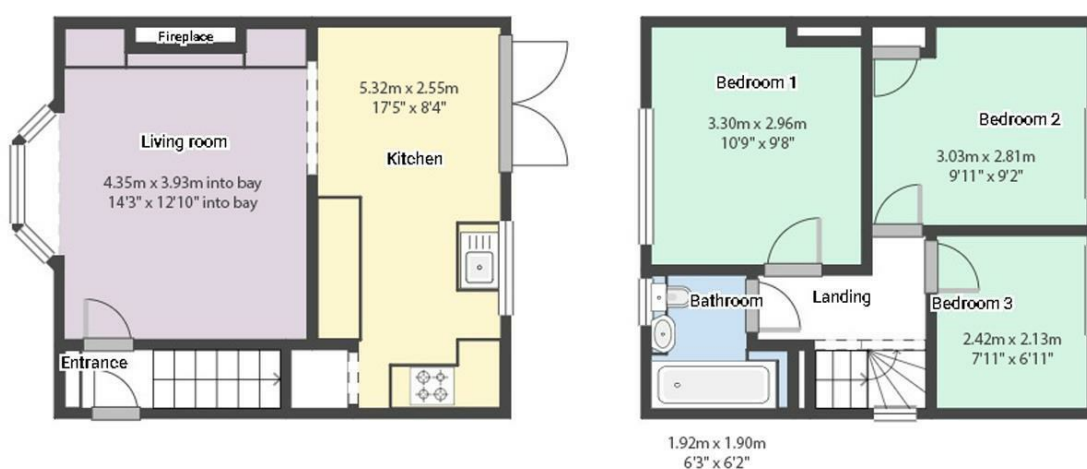
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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