

HoldenCopley

PREPARE TO BE MOVED

Russet Way, Nottingham, Nottinghamshire NG8 3PD

Guide Price £230,000 - £250,000

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PERFECT FOR A RANGE OF BUYERS...

This well-presented three-bedroom mid-terrace home is situated in a popular location offering convenient access to a range of local amenities including shops, schools, and excellent transport links into Nottingham City Centre, making it an ideal purchase for first-time buyers, families, or anyone looking to downsize. Upon entering the property, you are welcomed into a bright entrance hall that leads through to a spacious living room. To the rear, there's a modern fitted kitchen diner with French doors that open out onto the rear garden, creating a great space for entertaining or relaxing. Completing the ground floor is a useful W/C. Upstairs, the property boasts three well-proportioned bedrooms, with the master bedroom benefitting from an en-suite shower room. There is also a stylish three-piece family bathroom. Outside, the front of the property features courtesy lighting, a driveway for off-road parking, and a planted border. To the rear, the garden is fully enclosed and includes a patio area, a lawn, a storage shed, courtesy lighting, and a secure fence-panelled boundary.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three -Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Off-Street Parking
- Enclosed Rear Garden
- Leasehold
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'4" x 4'4" (max) (1.34m x 1.33m (max))

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

W/C

4'7" x 3'2" (1.42m x 0.99m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a radiator, and tiled flooring.

Living Room

14'0" x 11'4" (max) (4.27m x 3.46m (max))

The living room has a UPVC double glazed window to the front, a radiator, an under-stairs cupboard, a TV point, and wood-effect flooring

Kitchen/Diner

14'10" x 10'9" (max) (4.54m x 3.28m (max))

The kitchen diner as a range of fitted base and wall-units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, an in-built cupboard, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

7'3" x 6'8" (2.21m x 2.04m)

The landing has carpeted stairs, wood-effect flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

10'11" x 10'2" (max) (3.33m x 3.11m (max))

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, two fitted wardrobes, wood-effect flooring, and access into the en-suite.

En-Suite

8'0" x 5'0" (max) (2.44m x 1.54m (max))

The en-suite 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, a radiator, partially tiled walls, and vinyl flooring.

Bedroom Two

10'2" x 7'4" (3.11m x 2.25m)

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

Bedroom Three

7'3" x 6'10" (2.21m x 2.10m)

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

Bathroom

7'3" x 6'2" (max) (2.23m x 1.90m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a radiator, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a driveway, and a planted border.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, a patio, a lawn, a shed, and a 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 & 5G - Some coverage of 3G

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 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 Leashold

Service Charge in the year marketing commenced (EPA): £150

Ground Rent in the year marketing commenced (EPA): n/a

Property Tenure is Leasehold. Term : 999 years from 1 August 2016 Term remaining 990 years.

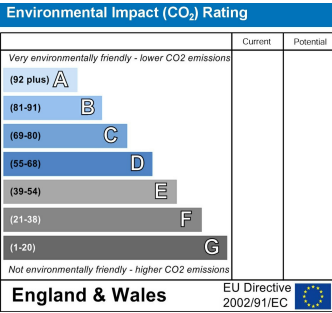
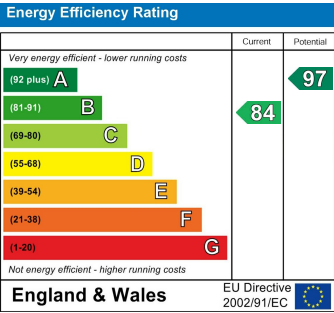
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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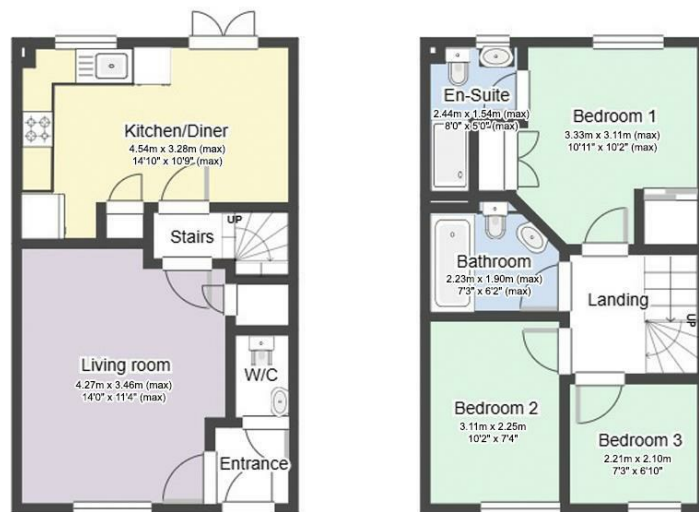
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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