

# HoldenCopley

PREPARE TO BE MOVED

Redbourne Drive, Nottingham, Nottinghamshire NG8 3LR

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Guide Price £300,000 - £325,000



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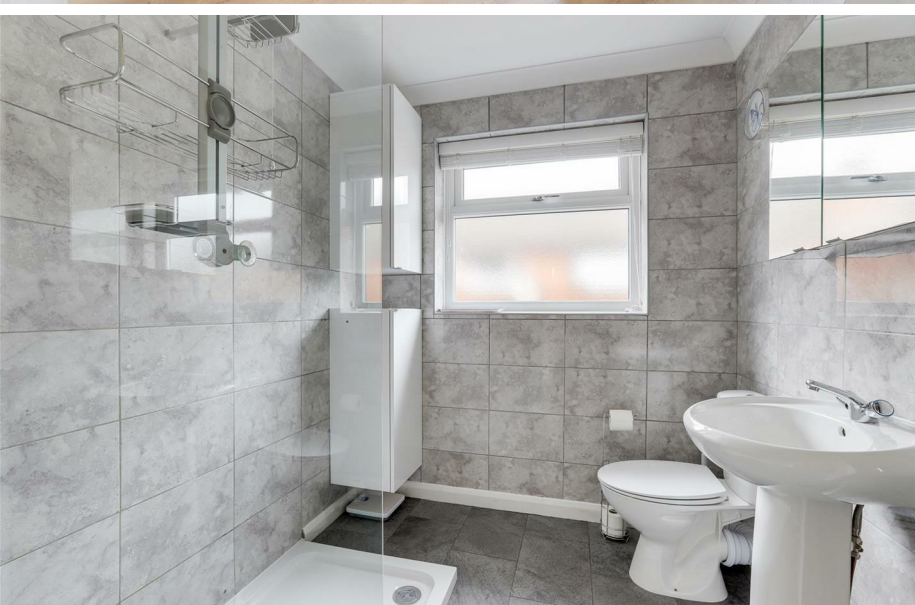
NO UPWARD CHAIN...

This well-presented detached bungalow offers a rare opportunity for buyers seeking comfortable single-storey living in a convenient location. Positioned on a generous corner plot, the property enjoys excellent transport links and is within easy reach of local amenities, making it perfectly suited for those looking for both accessibility and a peaceful setting. The property welcomes you with a porch leading into a bright entrance hall, which provides access to a spacious living room, ideal for both relaxing and entertaining. The fitted kitchen offers practical workspace, while the three bedrooms provide flexible accommodation to suit a variety of needs. A modern three-piece shower room completes the interior, combining style with functionality. Outside, the bungalow boasts a well-maintained lawn to the front and a block-paved driveway leading to the garage, with gated access to the side and rear. The side and rear gardens are enclosed and south-facing, offering a low-maintenance, private space for outdoor enjoyment, all bordered by panelled fencing for added seclusion.

MUST BE VIEWED







- Detached Bungalow
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Shower Room
- Detached Garage & Driveway
- South-Facing Rear Garden
- No Upward Chain
- Excellent Transport Links
- Must Be Viewed











ACCOMMODATION

Porch

3\*3" x 1\*9" (1.00m x 0.55m )

The porch has wood-effect flooring, and a UPVC door opening to the front garden.

Entrance Hall

13\*0" x 9\*2" (max) (3.98m x 2.80m (max))

The entrance hall has wood-effect flooring, a radiator, access into the boarded loft with lighting via a pull-down ladder, and a composite door providing access into the accommodation.

Living Room

15\*0" x 12\*1" (max) (4.58m x 3.70m (max))

The living room has two UPVC double-glazed windows to the front and side elevation, a TV point, a recessed chimney breast alcove with a multi-fuel stove, coving to the ceiling, and carpeted flooring.

Kitchen

14\*10" x 7\*3" (4.54m x 2.22m )

The kitchen is modern and fitted to a very high standard, with compact composite worktops, a undermounted sink with a mixer tap and integrated drainer grooves, an integrated full height fridge, undercounter freezer, space and plumbing for a washing machine, a integrated double oven and integrated hob, a vertical radiator, recessed spotlights, tiled flooring, two UPVC double glazed windows to the rear and side elevation, and a door opening to the rear garden.

Bedroom One

10\*10" x 10\*5" (max) (3.32m x 3.19m (max))

The first bedroom has a UPVC double glazed window to the rear elevation a radiator, coving to the ceiling, fitted wardrobes with sliding doors, and carpeted flooring.

Bedroom Two

10\*11" x 10\*4" (max) (3.33m x 3.17m (max))

The second bedroom has a UPVC double glazed window to the front elevation a radiator, coving to the ceiling, fitted wardrobes with sliding doors, and carpeted flooring.

Bedroom Three

8\*0" x 7\*1" (2.44m x 2.16m )

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

Shower Room

7\*4" x 6\*4" (2.25m x 1.95m )

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 walk-in shower with a wall-mounted electric shower fixture and shower screen, a chrome heated towel rail, coving to the ceiling, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, a block paved driveway leading to the garage, and gated access to the rear garden.

Garage

16\*5" x 8\*3" (5.02m x 2.54m )

The garage has a window to the rear elevation, a door opening to the rear garden, lighting, electrics, ample storage, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed low-maintenance south-facing garden, 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 1000Mbps and Upload Speed 1000Mbps

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 C

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.

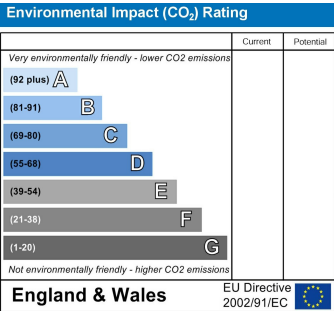
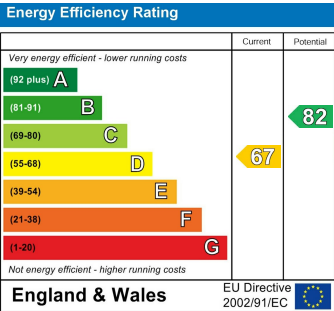
The vendor has advised the following:

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.

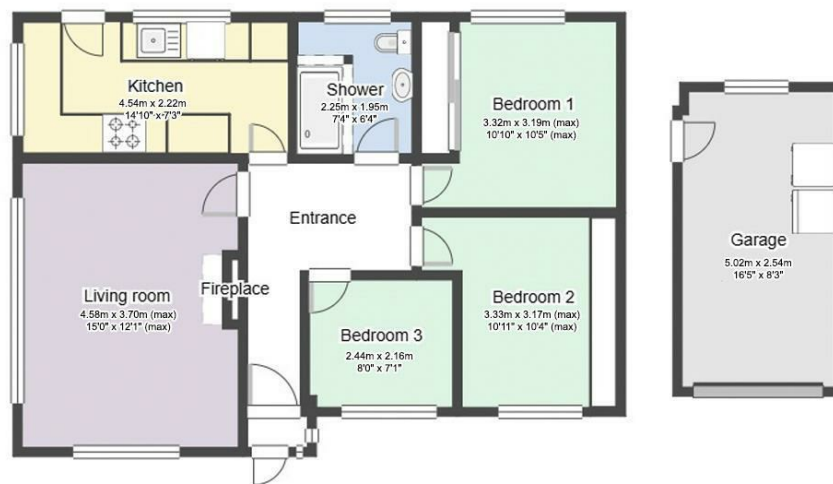
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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