

HoldenCopley

PREPARE TO BE MOVED

Ringleas, Cotgrave, Nottinghamshire NG12 3PS

Guide Price £210,000

Ringleas, Cotgrave, Nottinghamshire NG12 3PS

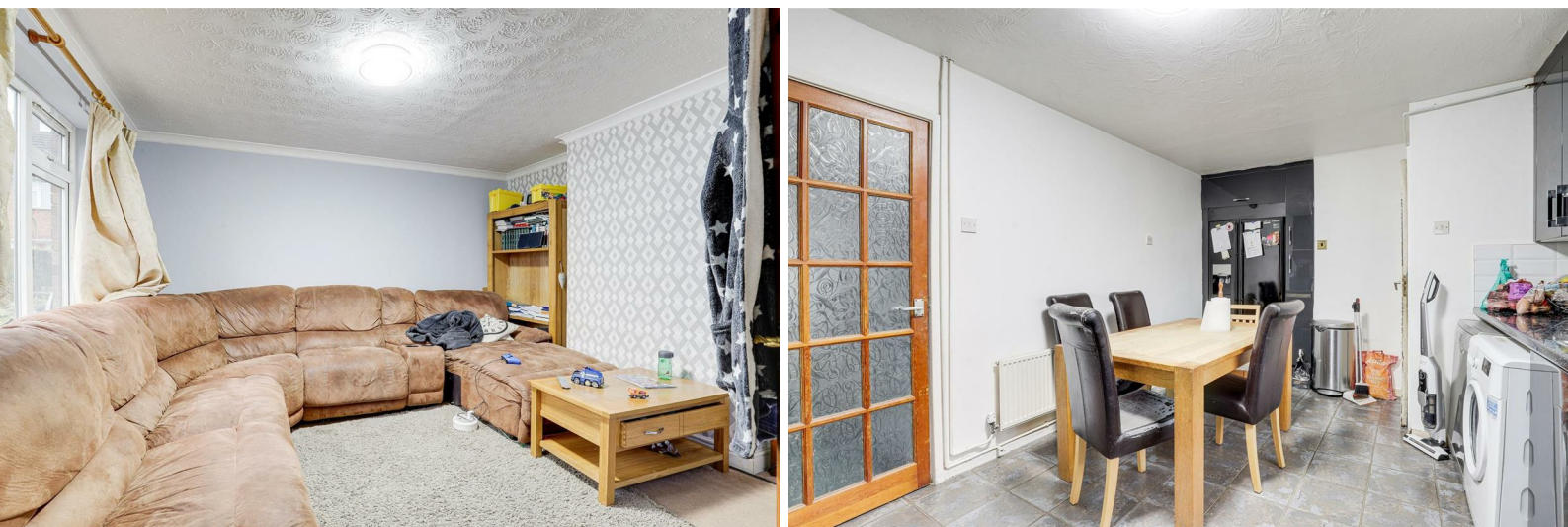


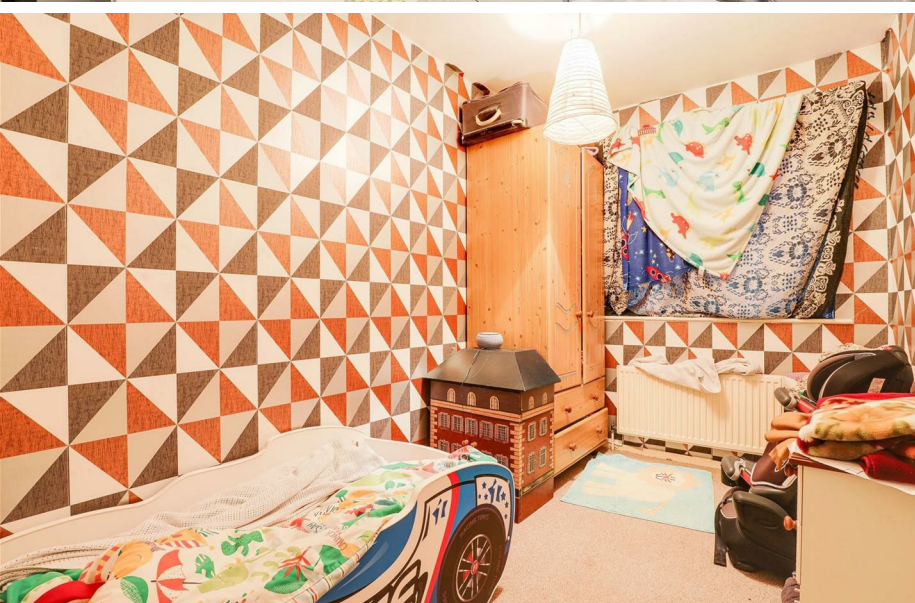
GUIDE PRICE £210,000 - £230,000

VILLAGE LOCATION...

Nestled in a village location and within close proximity to local amenities such as shops and schools, this terraced house presents an ideal opportunity for a growing family eager to imprint their touch on a property. The entrance hall introduces you to a living room, and a spacious fitted kitchen which offers convenient access to the rear garden. The ground floor is further enhanced by a practical W/C. Ascending to the first floor reveals four bedrooms, providing ample space for the family, along with a three-piece bathroom suite for added convenience. Outside, the front of the property features a lawn and a paved area providing access to the rear. To the rear, is an enclosed garden, complete with a patio area, a lawn, an outbuilding, and a fence-panelled boundary.

MUST BE VIEWED





- Terraced House
- Four Bedrooms
- Living Room
- Spacious Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Enclosed Rear Garden
- Village Location
- Plenty Of Potential
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'1" x 13'6" (1.87m x 4.13m)

The entrance hall has carpeted flooring, a picture rail, a radiator, an in-built base cupboard, a UPVC double glazed window to the front elevation, and a UPVC door providing access into the accommodation.

Living room

12'5" x 13'1" (3.80m x 4.01m)

The living room has a UPVC double glazed window to the front elevation, coving to the ceiling, a TV point, and carpeted flooring.

Kitchen

11'0" x 15'8" (3.36m x 4.80m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, an extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, space for a dining table, a radiator, tiled splashback, tiled flooring, and a UPVC double glazed window to the rear elevation.

Hall

The hall has tiled flooring, and a UPVC door providing access to the rear garden.

W/C

5'5" x 2'7" (1.66m x 0.81m)

This space has an obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a handheld shower hose, partially tiled walls, and tiled flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, access into the loft with light and via a pulldown ladder, and provides access to the first floor accommodation.

Bedroom One

13'4" x 10'2" (4.07m x 3.12m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

13'0" x 13'2" (3.98m x 4.02m)

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

Bedroom Three

6'11" x 9'3" (2.13m x 2.82m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Four

6'5" x 10'4" (1.97m x 3.17m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

7'1" x 7'4" (2.16m x 2.24m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a countertop wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, and a paved area providing access to the rear of the property.

Rear

To the rear of the property is an enclosed garden, with a patio area, lawn, outbuilding, and fence panelled boundary.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band A

This information was obtained through the direct gov 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.

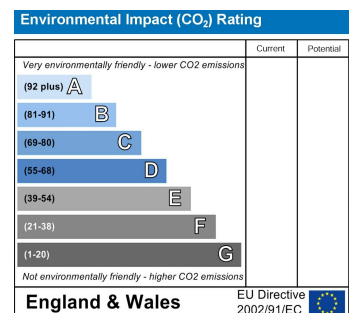
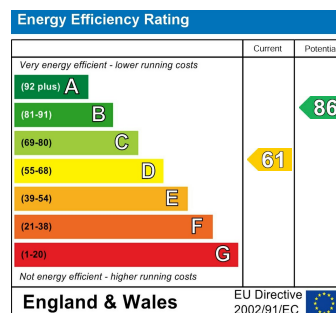
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.





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.

© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk