

HoldenCopley

PREPARE TO BE MOVED

Elizabeth Drive, Edwalton, Nottingham NG12 4LG

Guide Price £260,000

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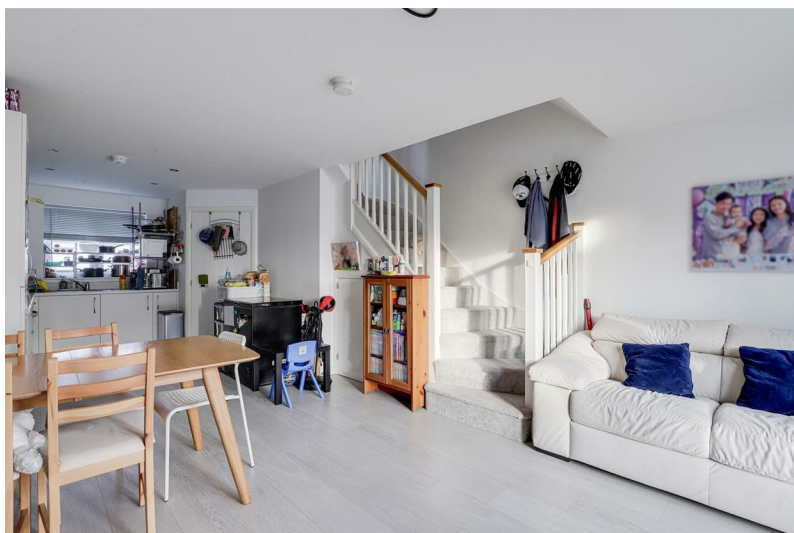


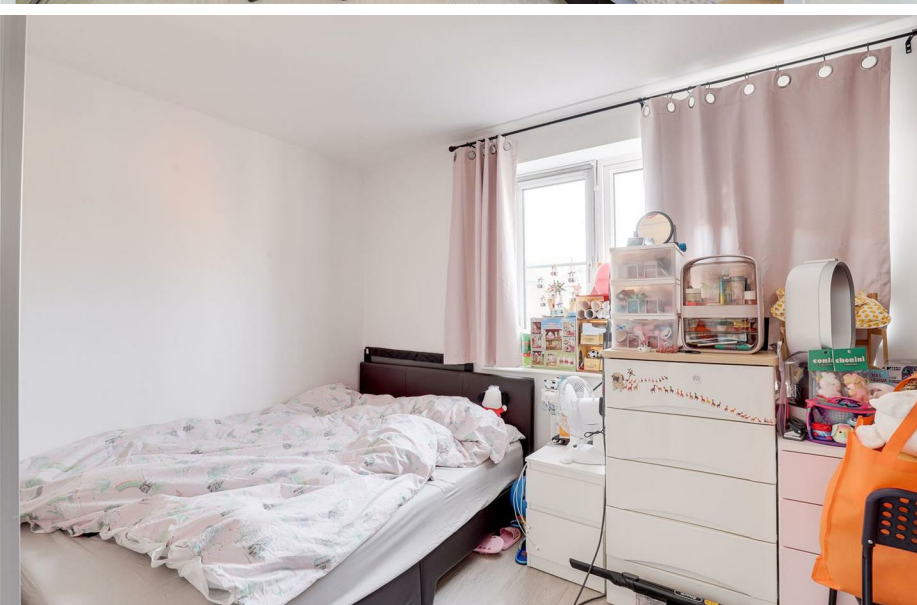
GUIDE PRICE £260,000-£280,000

IDEAL FOR FIRST-TIME BUYERS....

Introducing this fantastic two-bedroom semi-detached house, an ideal opportunity for first-time buyers looking to step onto the property ladder through shared ownership. Nestled in a sought-after location, this home offers easy access to a wealth of local amenities, hospitals, countryside walks, excellent transport links, and commuting options. Upon entering, you'll be welcomed into the open-plan living area, featuring a modern fitted kitchen and a convenient ground floor W/C. This bright and airy space provides the perfect setting for entertaining guests or relaxing. Ascending to the upper level, you'll discover two generously sized double bedrooms along with a three-piece bathroom suite, offering comfortable accommodation. Outside, the property boasts on-street parking to the front. To the rear, there is access to off-street parking and an enclosed garden, complete with a lawn and a patio seating area, providing the perfect for enjoying the outdoors.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- On-Street Parking
- Ideal For First-Time Buyers
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'0" x 5'10" (1.84m x 1.78m)

The entrance hall has laminate wood-effect flooring and a single composite door providing access into the accommodation.

W/C

3'5" x 4'11" (1.05m x 1.51m)

This space has a low level dual flush W/C, a pedestal wash basin, an extractor fan and vinyl flooring.

Kitchen/ Living Room

26'3" x 13'3" (8.02m x 4.04m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a drainer and mixer tap, an integrated oven, an integrated gas hob, an extractor fan, an in-built storage cupboard, recessed spotlights, laminate wood-effect flooring, carpeted stairs, UPVC double-glazed windows to the front and side elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

6'9" x 7'7" (2.06m x 2.32m)

The landing has carpeted flooring and access to the first floor accommodation.

Master Bedroom

11'0" x 11'4" (3.37m x 3.46m)

The main bedroom has laminate wood-effect flooring, an in-built storage cupboard, floor-to-ceiling fitted wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Two

13'3" x 9'10" (4.05m x 3.00m)

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

Bathroom

6'2" x 6'9" (1.89m x 2.08m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a wall-mounted electric shaving point, partially tiled walls, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

The front of the property has courtesy lighting and access to on-street parking.

Rear

To the rear of the property is an enclosed garden with a lawn, a paved patio area, fence panelling and gated access to off-road parking.

DISCLAIMER

Council Tax Band Rating - Rushcliffe 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.

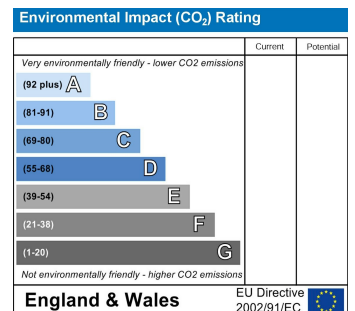
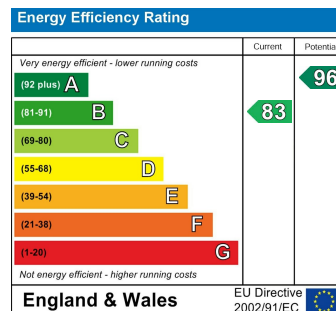
The vendor has advised the following:

Property Tenure is Freehold

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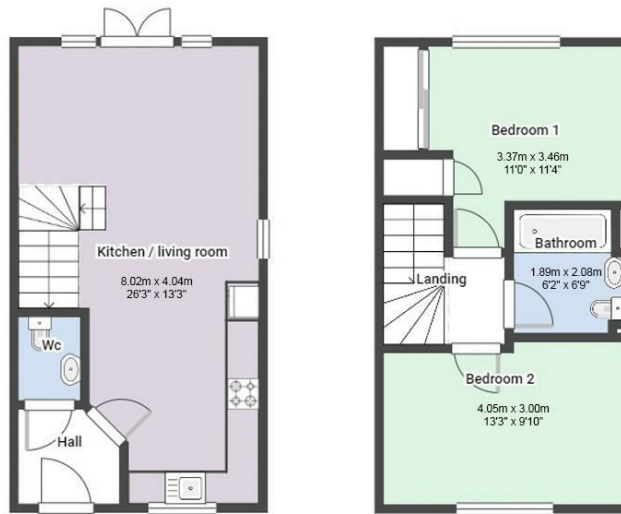
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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