

HoldenCopley

PREPARE TO BE MOVED

Fowler Road, Edwalton, Nottinghamshire NG12 4JS

Offers In Excess Of £325,000

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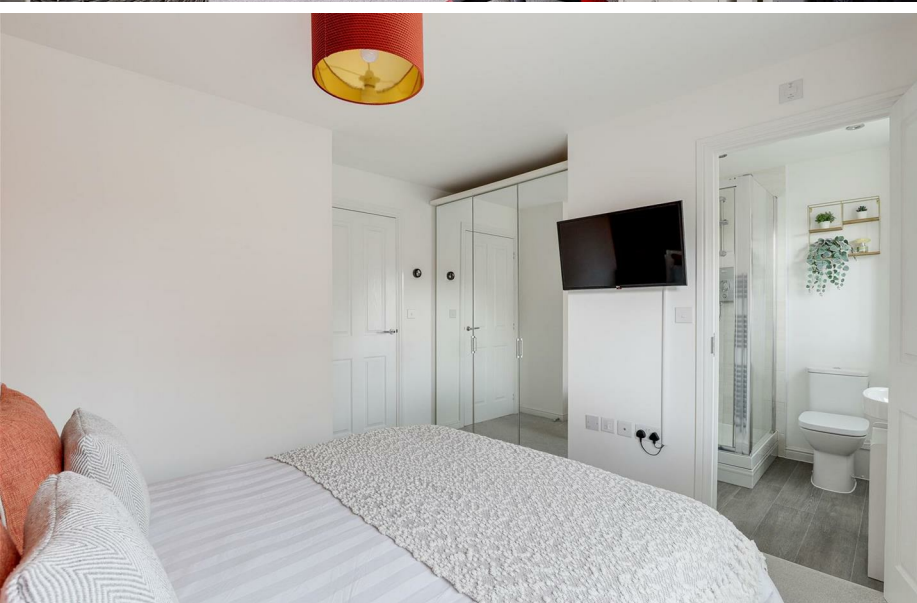


NO UPWARD CHAIN...

This immaculate three-bedroom semi-detached house offers deceptively spacious accommodation, making it perfect for a family or anyone looking to move straight in. Nestled in a sought-after location, the property is within close proximity to various local amenities, including shops, excellent transport links, and reputable school catchments. The ground floor boasts an entrance hall, a living room, a modern fitted kitchen/diner equipped with integrated appliances and a convenient W/C. Upstairs, you'll find three bedrooms, with the master featuring an ensuite, a stylish three-piece bathroom suite and additional storage is provided by a boarded loft. The front of the property includes a driveway with an electric car charging point, while the rear offers a private landscaped garden complete with a patio area, a lawn and a practical shed, creating a perfect blend of comfort and convenience for modern living.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Ensuite To Master Bedroom
- Living Room
- Fitted Kitchen/Diner With Integrated Appliances
- Ground Floor W/C
- Three Piece Bathroom Suite
- Private Landscaped Rear Garden
- Electric Car Charging Point
- Driveway





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, carpeted stairs, a radiator, a built-in cupboard and single door providing access into the accommodation.

Living Room

12'2" x 14'7" (3.71m x 4.47m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

W/C

3'4" x 6'1" (1.03m x 1.86m)

This space has a low level W/C, a pedestal wash basin, laminate flooring and a radiator.

Kitchen/Diner

10'1" x 15'5" (3.09m x 4.72m)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer, an integrated dishwasher, washing machine, double oven and fridge-freezer, a gas hob with an extractor fan, tiled flooring, a radiator, a built-in cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation and double French doors providing access out to the garden.

FIRST FLOOR

Landing

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

Master Bedroom

11'3" x 10'2" (3.43m x 3.10m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and direct access to the ensuite.

Ensuite

5'6" x 5'8" (1.68m x 1.74m)

The ensuite has a low level flush W/C, a vanity style wash basin with fitted storage, a corner fitted shower enclosure with an electric shower, laminate flooring, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

10'9" x 8'7" (3.28m x 2.63m)

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

Bedroom Three

11'6" x 6'7" (3.51m x 2.02m)

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

Bathroom

5'6" x 6'7" (1.69m x 2.01m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, a glass shower screen, partially tiled walls, laminate flooring and a radiator.

OUTSIDE

Front

To the front of the property is a driveway with the availability to park two vehicles, an electric car charging point, a lawn and various plants and shrubs.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a lawn, a patio area, a shed and a single gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough 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.

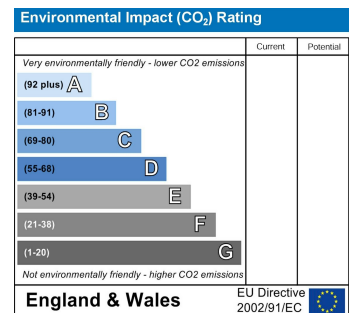
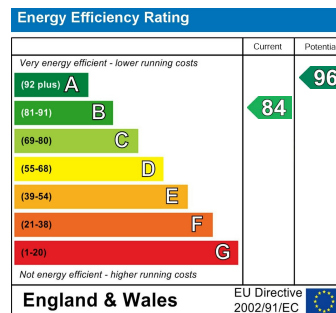
The vendor has advised the following:

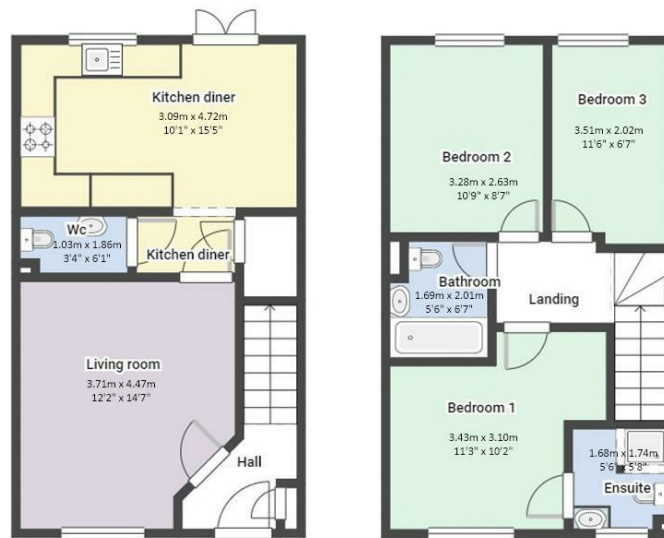
Property Tenure is Freehold

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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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www.holdencopley.co.uk