

HoldenCopley

PREPARE TO BE MOVED

Fowler Road, Edwalton, Nottinghamshire NG12 4JS

Guide Price £325,000

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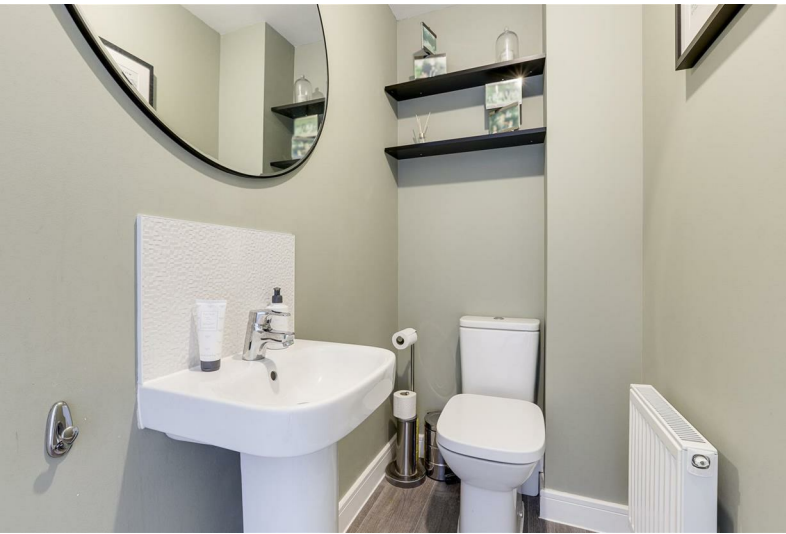


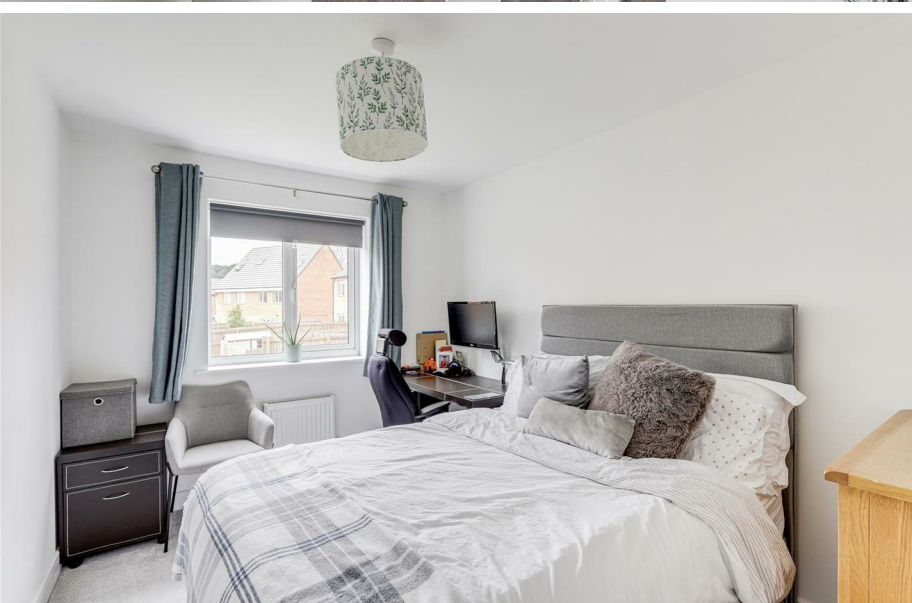
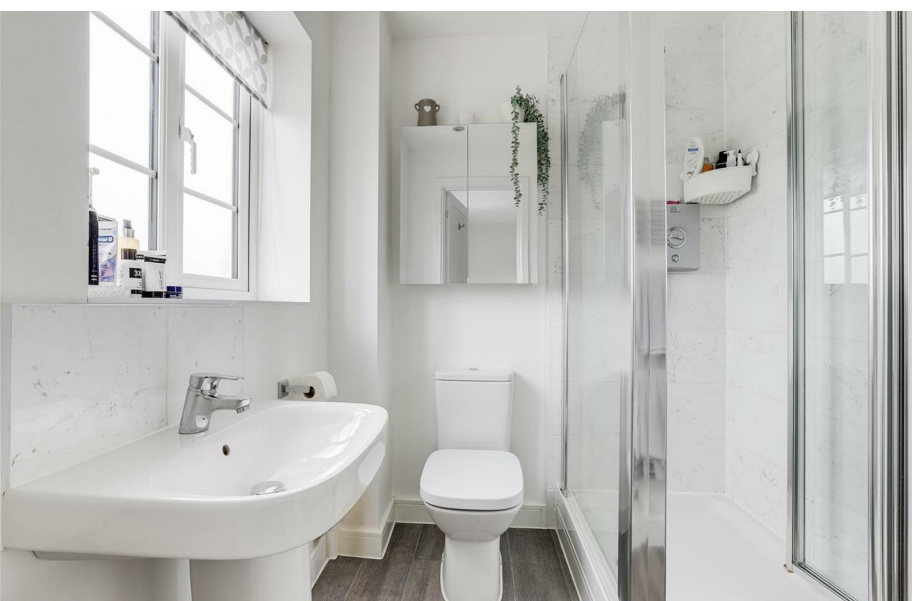
GUIDE PRICE £325,000 - £350,000

WELL-PRESENTED THROUGHOUT...

Welcome to this well-presented three-bedroom semi-detached house, located in a sought-after area. This home is within proximity to a range of local amenities, including shops, excellent transport links, and reputable school catchments. As you step inside, you'll be greeted by an inviting entrance hall that leads to a spacious reception room, perfect for relaxing or entertaining. The modern kitchen diner is a highlight, featuring integrated appliances to meet all your culinary needs, a handy pantry offering ample storage space, and double French doors that open out to the rear garden. For added convenience, there's also a ground floor W/C. Upstairs, the property boasts two double bedrooms and a comfortable single bedroom. The main bedroom benefits from a stylish en-suite bathroom, providing a touch of luxury, while the main bathroom serves the other bedrooms, ensuring convenience and functionality for all residents. Externally, the front of the house features a driveway that provides off-road parking for two cars. At the rear, you'll find an enclosed garden with a charming patio seating area and a lawn, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Stylish Bathroom & En-Suite
- Driveway
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'0" x 5'5" (max) (1.85m x 1.67m (max))

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

Living room

13'10" x 12'1" (max) (4.22m x 3.69m (max))

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

Kitchen Diner

15'5" x 13'1" (max) (4.71m x 3.99m (max))

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, gas hob, extractor fan, washing machine & fridge freezer, a radiator, recessed spotlights, wood-effect flooring, an in-built storage cupboard, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

W/C

6'0" x 3'4" (1.83m x 1.04m)

This space has a low level dual flush W/C, a pedestal wash basin, a tiled splash back, a radiator and wood-effect flooring.

FIRST FLOOR

Landing

9'7" x 9'4" (max) (2.94m x 2.86m (max))

The landing has carpeted flooring, a radiator, access to the first floor accommodation and access to the loft.

Master Bedroom

12'2" x 11'1" (max) (3.71m x 3.40m (max))

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

En-Suite

5'8" x 5'6" (max) (1.75m x 1.69m (max))

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

10'10" x 8'5" (3.31m x 2.59m)

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

Bedroom Three

11'6" x 6'8" (max) (3.52m x 2.04m (max))

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

Bathroom

6'7" x 5'7" (max) (2.02m x 1.71m (max))

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

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for two cars, a pathway leading to the gated access to the rear garden, courtesy lighting and shrubs.

Rear

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

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 - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Some coverage of Voice, 3G, 4G & 5G

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 - Gedling Borough Council - Band G

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

Service Charge in the year marketing commenced (£PA): £133.11

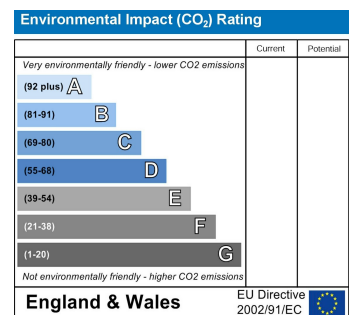
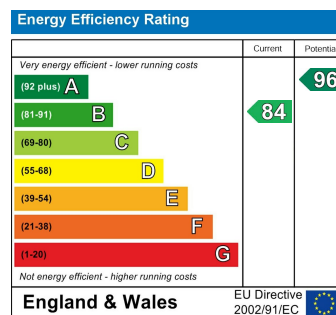
The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge.

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.

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.
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