

HoldenCopley

PREPARE TO BE MOVED

Wellin Lane, Edwalton, Nottinghamshire NG12 4AS

Guide Price £140,000 - £180,000

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GUIDE PRICE £140,000 - £160,000

NO CHAIN...

This well presented two-bedroom ground-floor maisonette combines deceptively spacious accommodation with modern comforts. This property can be sold with tenants in situ and currently generates an annual gross rental yield of approximately 6.3%, making it an appealing option for investors. However, with the existing tenancy due to end soon, it also offers the potential to become an ideal starter home. Nestled in the highly sought-after area of Edwalton, the property benefits from a prime location renowned for its excellent amenities, and close proximity to a variety of shops, eateries, and top rated schools. Additionally, the area boasts superb transport links, offering quick and convenient access to Nottingham City Centre and beyond. Inside, the home welcomes you with an entrance hall that flows into a generously sized living room, featuring a fireplace. The modern fitted kitchen is both practical and stylish, designed to suit contemporary living. Two well-proportioned bedrooms provide comfortable living spaces, and a contemporary three-piece bathroom suite adds to the home's appeal. Outside, the front garden is beautifully decorated and complemented by a driveway offering off-street parking. At the rear, an enclosed low-maintenance exclusive garden creates a private sanctuary, perfect for relaxation or hosting outdoor gatherings. Combining modern comfort, practical convenience, and a highly desirable location, this property is a fantastic opportunity for investors and homebuyers alike.

MUST BE VIEWED





- Ground Floor Maisonette
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Ample Built-In Storage
- Off-Road Parking
- Private Low Maintenance Rear Garden
- Highly Sought After Location
- Must Be Viewed





ACCOMMODATION

Hallway

17'7" x 9'8" (5.36 x 2.96)

The hallway has laminate flooring, coving to the ceiling, a radiator, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

14'6" x 13'11" max (4.44 x 4.25 max)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator and a feature fireplace with a decorative surround.

Kitchen

9'6" x 9'5" (2.90 x 2.89)

The kitchen has a range of fitted wall and base units with worktops, a gas hob with an extractor fan, a sink with a drainer, a washing machine, dishwasher, under the counter fridge and freezer, tile-effect flooring, a radiator, UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access out to the garden.

Master bedroom

12'11" x 11'8" (3.95 x 3.57)

The master bedroom has a UPVC double-glazed window to the rear elevation, laminate wood flooring, a radiator, several built-in storage cupboards and UPVC double French doors providing access out to the rear garden.

Bedroom Two

13'0" x 9'7" (3.97 x 2.93)

The second bedroom has a UPVC double-glazed window to the front elevation, laminate wood flooring, coving to the ceiling and built-in wardrobes.

Bathroom

8'9" x 5'6" (2.67 x 1.68)

The bathroom has laminate wood flooring, partially tiled walls, a radiator, low level flush W/C, vanity washbasin and taps, shower enclosure with a wall-mounted electric shower and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a decorative garden, driveway providing off-road parking with a wall surround and gated access.

Rear

To the rear is an enclosed low maintenance garden with fence panelled boundary and a patio.

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 - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 5G & 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues - No

DISCLAIMER

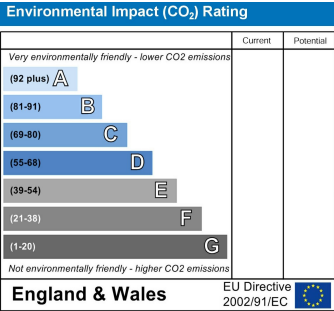
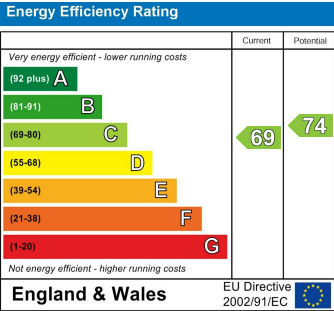
Council Tax Band Rating - Rushcliffe Borough Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Leasehold
Service Charge in the year marketing commenced (£PA): £690.36
Property Tenure is Leasehold. Term: 125 years from 6 September 1999
Term remaining 100 years.

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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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