

HoldenCopley

PREPARE TO BE MOVED

Draper Close, Radcliffe-On-Trent, Nottinghamshire NG12 1FA

£250,000

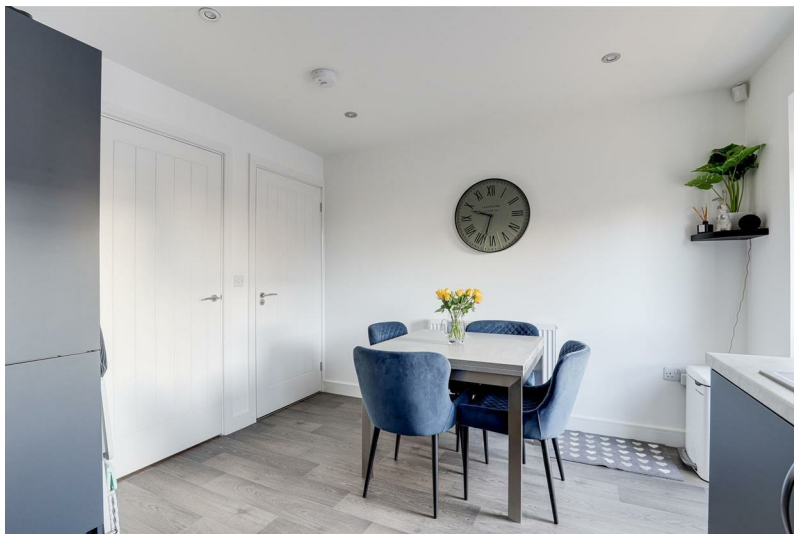
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SEMI DETACHED HOUSE...

Nestled in a sought-after village setting, this delightful semi-detached house combines a tranquil atmosphere with the convenience of excellent local amenities and transport links. Perfect for a range of buyers, this property offers comfortable living spaces, modern features, and a thoughtfully designed garden. Upon entering, the ground floor features a welcoming hallway that leads into a bright and airy living room, seamlessly connecting to a spacious kitchen-diner. This contemporary kitchen offers direct access to the south-facing rear garden, ideal for outdoor dining and relaxation, as well as to a convenient ground floor W/C. The first floor comprises two generous double bedrooms and a stylish three-piece bathroom suite, ensuring plenty of space for family living or visiting guests. Outside, the front of the property boasts a neatly maintained planted border, a driveway providing off-street parking, and gated side access to the rear. The enclosed rear garden is a true highlight, offering a south-facing aspect with a combination of a patio area, a well-kept lawn, gravelled borders, a raised planted border, and a secure fence panelled boundary. Located within easy reach of local shops, eateries, schools, and other amenities, and benefiting from excellent transport links, this home is a fantastic opportunity for those seeking a balance of village charm and everyday convenience.

MUST BE VIEWED





- Semi Detached House
- Two Double Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom & Ground Floor W/C
- Off-Street Parking
- Enclosed South-Facing Rear Garden
- Village Location
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Hall

4*9" x 3*6" (1.46m x 1.07m)

The hall has wood-effect flooring, carpeted stairs, a radiator, a wall-mounted key pad, and a composite door providing access into the accommodation.

Living Room

15*6" max x 9*5" (4.74m max x 2.88m)

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

Kitchen/Diner

10*9" x 12*7" (3.30m x 3.86m)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, an integrated fridge freezer, an integrated washing machine, an integrated dishwasher, space for a dining table, a radiator, recessed spotlights, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

W/C

2*11" x 5*11" (0.91m x 1.82m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, an extractor fan, a radiator, and wood-effect flooring.

FIRST FLOOR

Landing

6*7" x 6*9" (2.02m x 2.06m)

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

Bedroom One

10*4" max x 12*8" (3.15m max x 3.88m)

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

Bedroom Two

9*1" max x 10*7" (2.79m max x 3.23m)

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

Bathroom

5*9" x 5*9" (1.77m x 1.77m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a heated towel rail, recessed spotlights, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small planted border, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is a south facing enclosed garden with a patio area, a lawn, a gravelled border, a raised planted border, a shed, a fence panelled boundary, and gated access

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps
- 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 - 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

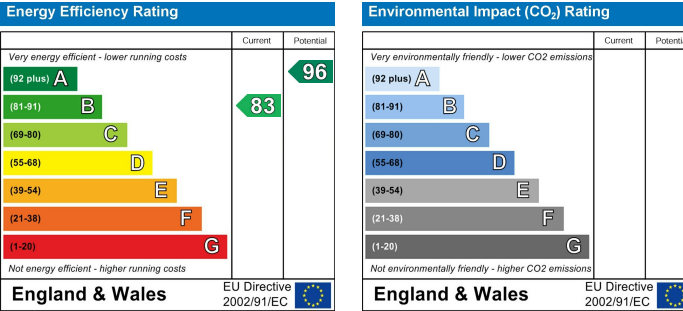
Service Charge per year £166.00

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.
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.

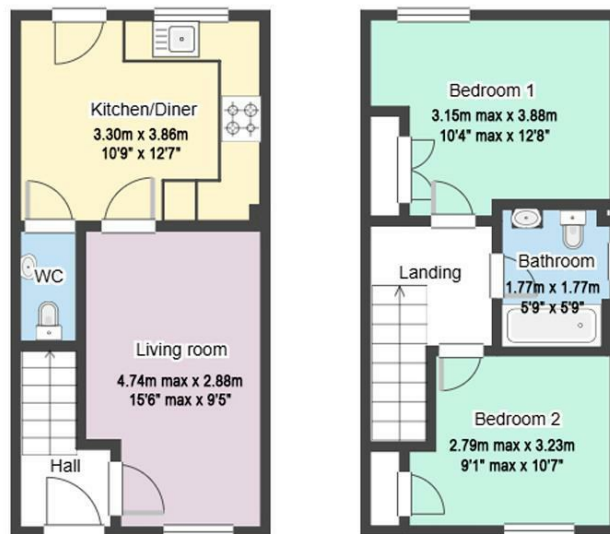
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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