

# HoldenCopley

PREPARE TO BE MOVED

Rivergreen, Clifton, Nottinghamshire NG11 8AW

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£190,000

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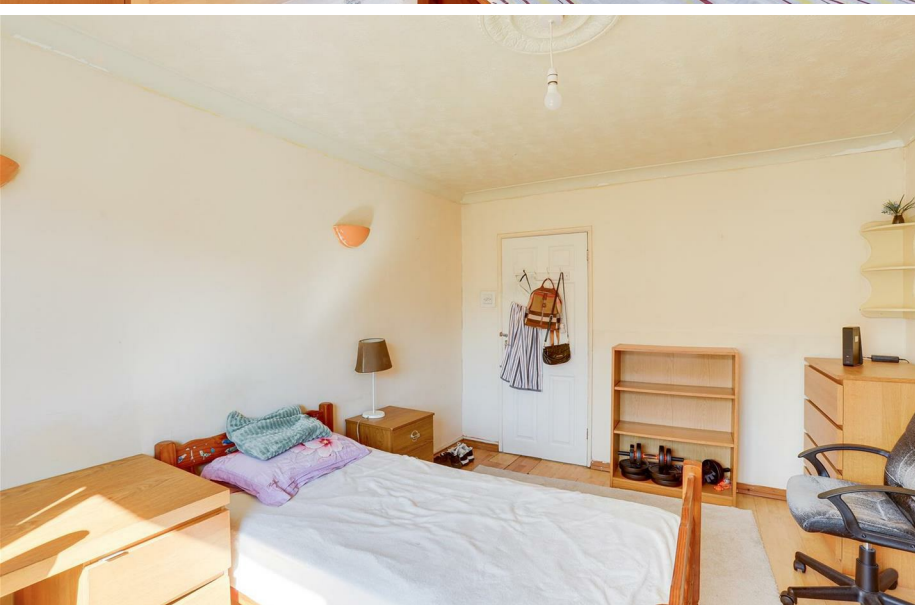


## NO UPWARD CHAIN.....

This three-bedroom semi-detached home offers a fantastic opportunity for investors or first-time buyers. With no upward chain this property plenty of space and potential throughout. Upon entering, you are welcomed by an entrance hall leading to a practical kitchen. The ground floor also boasts two generously sized reception rooms. Upstairs, the property features two spacious double bedrooms, a comfortable single bedroom, and a modern three-piece bathroom suite. Externally, the home benefits from a large driveway at the front, offering off-road parking. To the rear, an enclosed garden with a patio and lawn area. Situated in a convenient area, this property is close the city center, universities and major transport links, including the M1 and A52.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Garden
- Plenty Of Potential
- Convenient Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'2" x 6'11" (3.12m x 2.12m)

The entrance hall has wood-effect flooring, a ceiling rose, a radiator, coving to the ceiling, an in-built understairs cupboard, carpeted stairs, and a single UPVC door providing access into the accommodation.

Living Room

13'6" x 10'3" (4.13m x 3.14m)

The living room has wood-effect flooring, coving to the ceiling, a ceiling rose, a radiator, a recessed chimney breast with alcoves, a feature fireplace with a decorative surround, and a UPVC double-glazed window to the rear elevation.

Dining Room

13'1" max x 10'1" (4.01m max x 3.09m)

The dining room has wood-effect flooring, coving to the ceiling, a ceiling rose, a radiator, space for a dining table, and a UPVC double-glazed window to the rear elevation.

Kitchen

10'0" x 9'3" (3.06m x 2.84m)

The kitchen has fitted wall and base units with rolled-edge worktops, a stainless steel sink with taps and a drainer, space and plumbing for a washing machine, space for a cooker, an in-built cupboard, partially tiled walls, vinyl flooring, a UPVC double-glazed window to the front elevation, and a UPVC single door proving side access.

FIRST FLOOR

Landing

7'9" x 6'11" (2.38m x 2.11m)

The landing has vinyl flooring, coving to the ceiling, a ceiling rose, a UPVC double-glazed window to the front elevation, in-built cupboards, and provides access to the first floor accommodation. Additionally, there is access to a boarded loft with a pull-down ladder.

Bedroom One

14'0" max x 10'3" (4.27m max x 3.14m)

The first bedroom has wood effect flooring, coving to the ceiling, a ceiling rose, a radiator, an in-built open cupboard, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

14'0" max x 10'1" (4.27m max x 3.09m)

The second bedroom has wood effect flooring, coving to the ceiling, a ceiling rose, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10'0" max x 6'11" (3.05m max x 2.12m)

The third bedroom has carpeted flooring, coving to the ceiling, a ceiling rose, a radiator, and a UPVC double-glazed window the front elevation.

Shower Room

6'7" x 5'2" (2.01m x 1.59m)

The shower room has vinyl flooring, a concealed dual-flush W/C combined with a sunken wash basin, a heated towel rail, a walk-in shower enclosure with an electric shower fixture, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a graveled driveway with gated side access to the rear.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, external lighting and partially fenced panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – good 4G/5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very Low

Non-Standard Construction – Yes - Whimpey No Fines

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

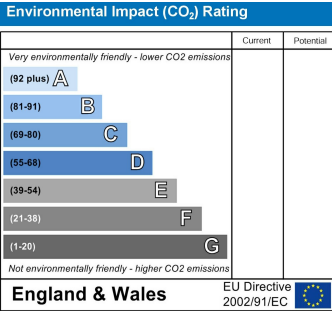
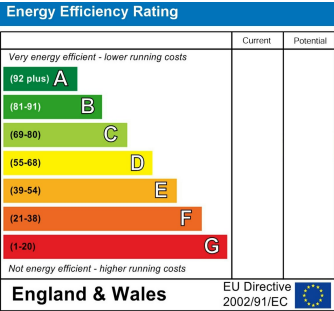
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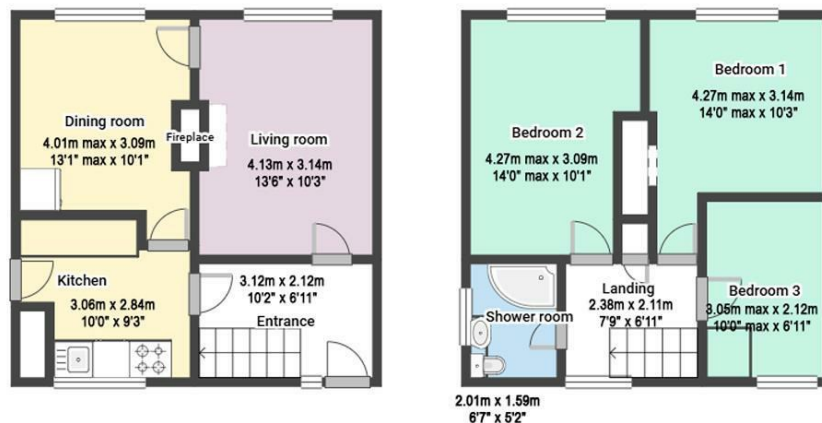
Property Tenure is Freehold

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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 licence 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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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](http://www.holdencopley.co.uk)