

HoldenCopley

PREPARE TO BE MOVED

Wheatcroft Drive, Edwalton, Nottinghamshire NG12 4JF

50% Shared Ownership £155,000

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GREAT FIRST TIME BUYER...

*Price marketed is based on 50% shared ownership with the option to purchase a 100%, for more information please see:
<https://www.gov.uk/affordable-home-ownership-schemes/shared-ownership-scheme>*

This well presented three-bedroom end-terrace home is located in a highly sought-after residential area, offering easy access to the heart of West Bridgford with its vibrant mix of shops, amenities, cafes, and restaurants. It's also perfectly placed for commuting into Nottingham City Centre, with excellent transport links nearby. The property is well maintained and ready for the new owners to simply drop their bags and move straight in making it an ideal purchase for first-time buyers or young families. To the ground floor, you are welcomed by a spacious entrance hall with access to a convenient W/C. There is a modern fitted kitchen positioned to the front, while to the rear sits a generously sized living room offering ample space for relaxing and dining, with views over the garden. Upstairs, the first floor hosts three well-proportioned bedrooms, serviced by a stylish three-piece family bathroom suite. Outside, the front of the property features a neat lawn, a selection of established shrubs, courtesy lighting, and a driveway providing off-road parking, along with gated access to the rear. The rear garden is fully enclosed, offering a private outdoor space with a patio seating area, a lawn, panelled fencing, a garden shed, and additional courtesy lighting – perfect for entertaining during the warmer months.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- 50% Shared Ownership
- South After Location
- Must Be Viewed





GROUND FLOOR

Hall

6*6" x 14*4" (2.00m x 4.37m)

The hallway has wood-effect flooring, carpeted stairs, radiator, and a composite door providing access into the accommodation.

W/C

3*3" x 5*9" (1.00m x 1.77m)

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

Kitchen

9*11" x 8*9" (3.03m x 2.69m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with mixer tap and drainer, an integrated oven with ceramic hob and extractor fan, space for a fridge freezer, and plumbing for a washing machine. Additional features include a radiator, wood-effect flooring, and a UPVC double glazed window to the front elevation.

Living Room

14*5" x 15*6" (4.41m x 4.73m)

The living room has a uPVC double-glazed window to the rear elevation, a radiator, a TV point, an in-built cupboard, wood-effect flooring, and a UPVC door opening to the rear garden

FIRST FLOOR

Landing

8*4" x 6*9" (2.56m x 2.07m)

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

Bedroom One

8*5" x 13*4" (2.58m x 4.08m)

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

Bedroom Two

8*5" x 15*6" (2.59m x 4.74m)

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

Bedroom Three

10*9" x 7*5" (3.29m x 2.27m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bathroom

9*7" x 6*9" (2.94m x 2.08m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, a shaver socket, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property, there is a small lawn area, courtesy lighting, a planted section with established bushes, a driveway, and gated access to the rear garden

Rear

To the rear of the property is an enclosed garden featuring courtesy lighting, a patio, a lawn, a shed, panel fencing, 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 1800Mbps and Upload Speed 1000Mbps

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

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 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 Leashold

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

Property Tenure is Leasehold. Term : 125 years from 26TH JULY 2019 Term remaining 116 years.

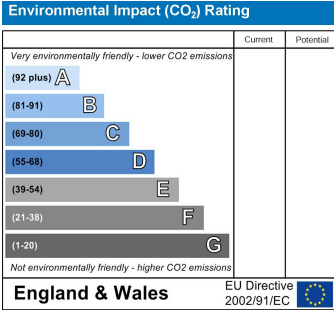
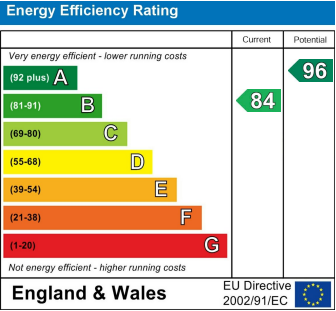
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

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.

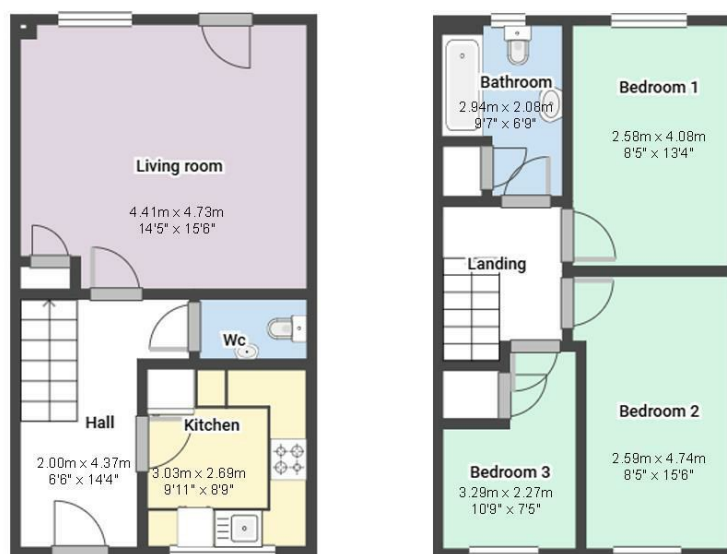
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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