

HoldenCopley

PREPARE TO BE MOVED

Marshall Drive, Ruddington, Nottinghamshire NG11 6AJ

Guide Price £260,000 - £280,000

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LOCATION LOCATION LOCATION...

This three-bedroom end-terrace home is well presented and would make the perfect purchase for a wide range of buyers – whether you're a first-time buyer, a growing family, or simply looking for a home you can move straight into. Situated in a sought-after location, the property is just moments away from a range of local amenities including shops, top-rated schools, excellent transport links and Rushcliffe Country Park – ideal for dog walks, weekend strolls or family days out. Internally, the ground floor comprises an entrance hall, a handy downstairs W/C, a spacious reception room and a fitted kitchen-diner with French doors opening out onto the rear garden – creating a perfect space for indoor-outdoor living. The first floor carries three well-proportioned bedrooms, a three-piece bathroom suite and access to a partially boarded loft for additional storage. Outside, the property benefits from a block-paved driveway to the front providing off-street parking, along with a neatly maintained lawned garden. To the rear, you'll find a private enclosed garden featuring a paved patio area, a well-kept lawn and a useful storage shed – making it ideal for relaxing or entertaining.

MUST BE VIEWED





- End-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4*2" x 3*7" (1.28m x 1.10m)

The entrance hall has carpeted flooring and a single composite door providing access into the accommodation.

W/C

2*11" x 5*2" (0.90m x 1.60m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback and a UPVC double-glazed obscure window to the front elevation.

Living Room

11*9" x 16*9" (3.60m x 5.11m)

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

Kitchen

15*1" x 12*11" (4.62m x 3.96m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, space for a dining table, a radiator, access into the pantry, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

7*4" x 5*2" (2.26m x 1.60m)

The landing has carpeted flooring, a radiator, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11*3" x 15*10" (3.45m x 4.85m)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring and a radiator.

Bedroom Two

8*1" x 12*4" (2.47m x 3.77m)

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

Bedroom Three

9*11" x 6*9" (3.04m x 2.07m)

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

Bathroom

7*7" x 6*3" (2.33m x 1.93m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a shower, a radiator, partially tiled walls and an extractor fan.

OUTSIDE

Front

To the front is a block paved driveway, courtesy lighting, a garden with a lawn and mature shrub and tree and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a paved patio, a lawn, a shed, courtesy lighting and fence panelled boundaries.

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 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low chance of flooding

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:

Service Charge in the year marketing commenced (£PA): £142.20

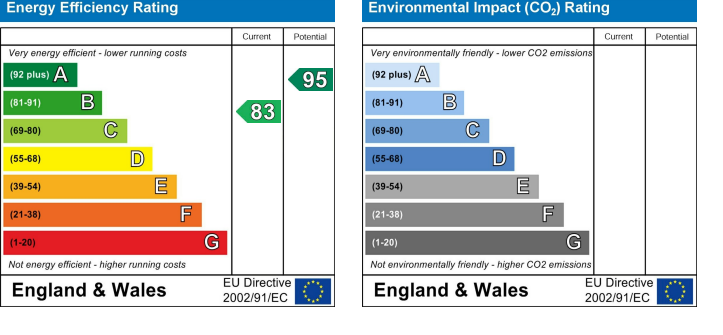
Property Tenure is Freehold

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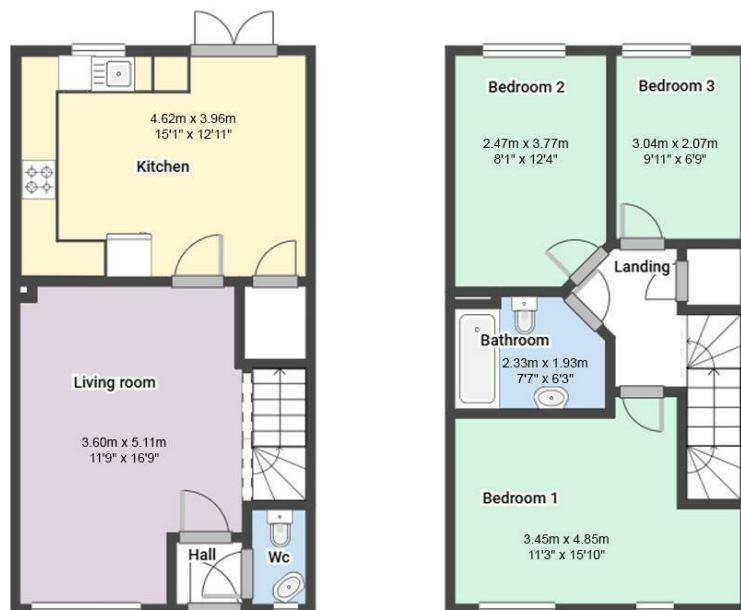
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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