

HoldenCopley

PREPARE TO BE MOVED

Daffodil Gardens, Edwalton, Nottinghamshire NG12 4HT

£187,500

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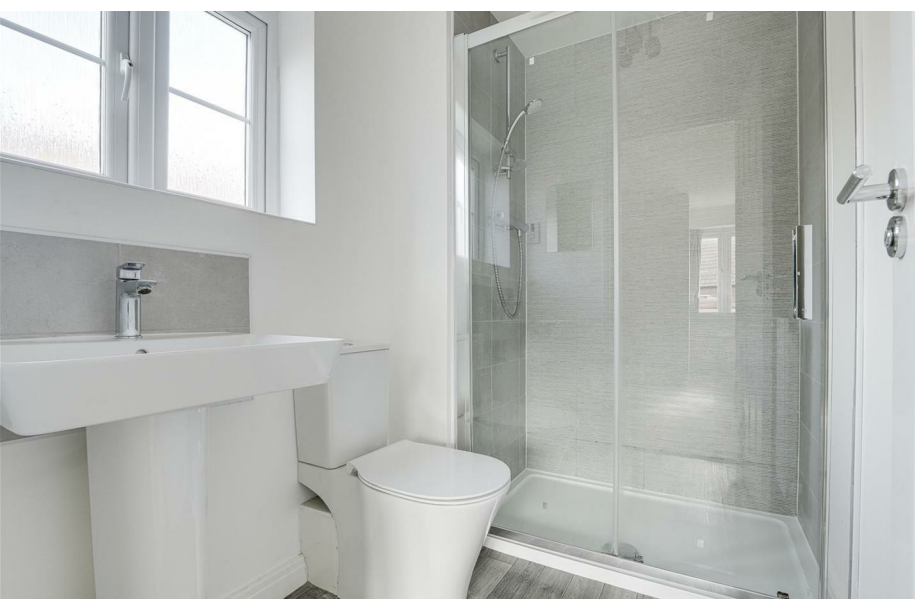
50% SHARED OWNERSHIP (CRITERIA TO BE MET)

NO UPWARD CHAIN...

Offered to the market with no upward chain, this well-presented three-bedroom detached home is available on a 50% shared ownership basis - perfect for first time buyers or growing families looking to get on the property ladder. This property is perfectly situated in the highly sought-after prestigious location of Edwalton & located close to a variety of local amenities such as shops, eateries, and schools, as well as a short drive away from the vibrant West Bridgford, and benefits from excellent transport links including easy access into Nottingham City Centre. Internally, the ground floor of the property offers a bright & airy living room, a convenient W/C with built-in storage and space for a washing machine, and a sleek and stylish fitted kitchen/diner with appliances and a bright and airy atmosphere due to the double French doors to the rear garden - a perfect place for family cooking and casual dining! Upstairs, the first floor is home to the master bedroom with built-in storage and a private en-suite, and the remaining two bedrooms serviced by a three piece bathroom suite. With its modern streamlined design and its understated elegance, this property is ready to move into and make your own. Externally, the front of the property benefits from a well-maintained garden with a lawn and hedged boundaries. To the side of the property is a private enclosed garden featuring a decked seating area and a lawn. To the rear of the property is a driveway providing off-street parking, with gated access into the garden. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home.

MUST BE VIEWED





- Well-Presented Detached House
- Three Spacious Bedrooms
- Bright & Airy Living Room
- Modern Fitted Kitchen/Diner With French Doors
- Ground Floor W/C
- Three Piece Bathroom & En-Suite
- Off-Street Parking For Two Cars
- No Upward Chain
- 50% Shared Ownership
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'0" x 9'6" (2.14m x 2.90m)

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

Living Room

10'8" x 18'9" (3.27m x 5.73m)

The living room has carpeted flooring, two radiators, two UPVC double-glazed windows to the side elevation, and a UPVC double-glazed rectangular bay window to the front elevation.

Kitchen/Diner

18'11" x 11'6" (5.78m x 3.53m)

The kitchen/diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, an integrated gas hob with a glass splashback and stainless steel extractor, space and plumbing for a dishwasher, wood-effect flooring, a radiator, a UPVC double-glazed rectangular bay window to the front elevation, a UPVC double-glazed window to the side elevation, and double French doors leading out to the garden.

W/C

5'6" x 7'1" (1.70m x 2.18m)

This space has a low level flush W/C, a pedestal washbasin with a mixer tap and splashback, space and plumbing for a washing machine, a rolled-edge worktop, wood-effect flooring, a radiator, a built-in storage cupboard, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

5'10" x 15'6" (1.78m x 4.73m)

The landing has carpeted flooring, a radiator, two UPVC double-glazed windows to the front and rear elevations, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12'0" x 11'8" (3.66m x 3.57m)

The main bedroom has carpeted flooring, a radiator, partially panelled walls, a built-in wardrobe, a UPVC double-glazed rectangular bay window to the front elevation, and access to the en-suite.

En-Suite

6'10" x 4'10" (2.10m x 1.49m)

The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, a wall-mounted electric shaving point, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

10'11" x 10'11" (3.34m x 3.35m)

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

Bedroom Three

10'10" x 6'11" (3.32m x 2.11m)

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

Bathroom

6'9" x 6'3" (2.08m x 1.91m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a handheld shower, wood-effect flooring, partially tiled walls, a chrome heated towel rail, a wall-mounted electric shaving point, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is an enclosed lawned garden with hedged boundaries and a pathway.

Side

To the side of the property is a private enclosed garden with a paved patio area, a decked seating area, a lawn, a shed, a tree, gated access, and fence panelled boundaries.

Rear

To the rear of the property is a driveway providing off-street parking.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 900 Mbps (Highest available upload speed)
- Phone Signal – No data found
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very 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 D

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.

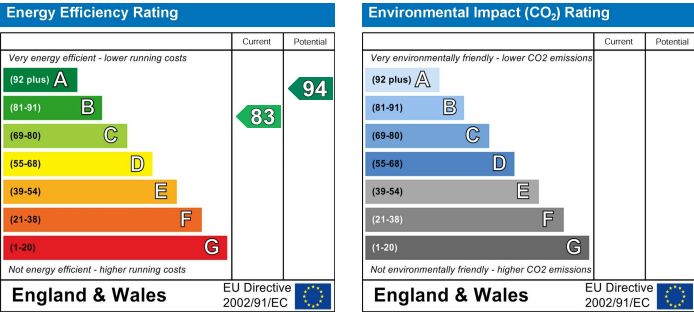
Service Charge in the year marketing commenced (LPA): £521.73

Term: 125 years from 2018 - Term remaining 118 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.

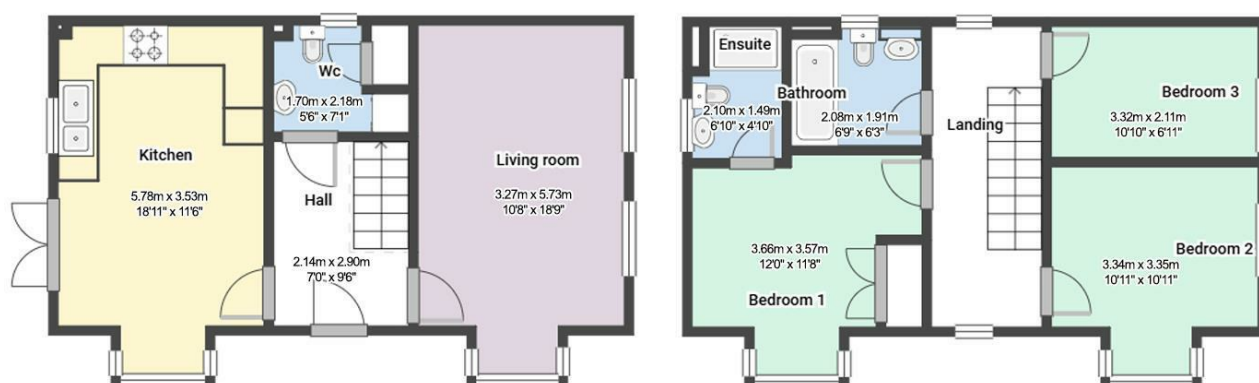
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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