

HoldenCopley

PREPARE TO BE MOVED

Alford Road, Edwalton, Nottinghamshire NG12 4AU

Guide Price £300,000 - £325,000

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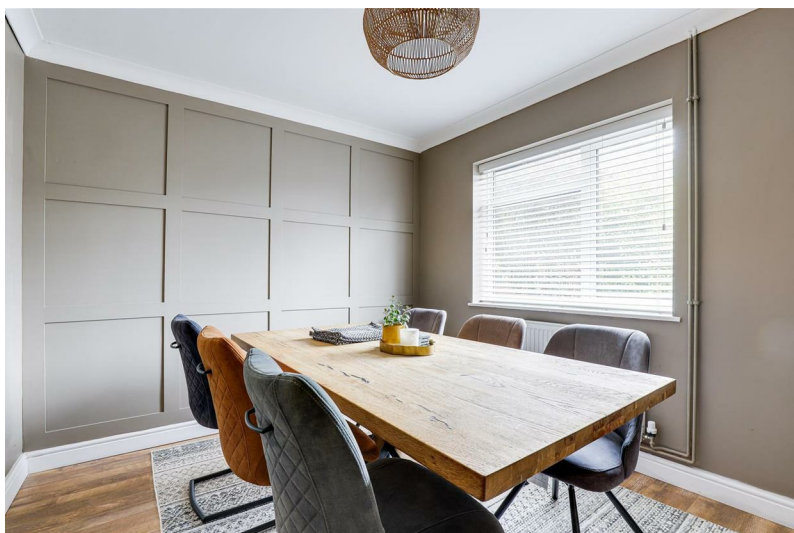


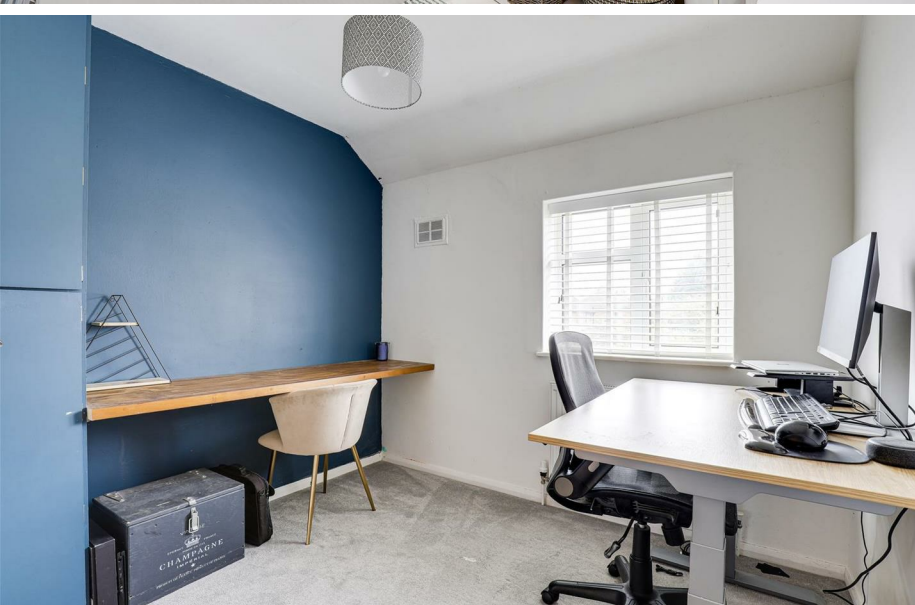
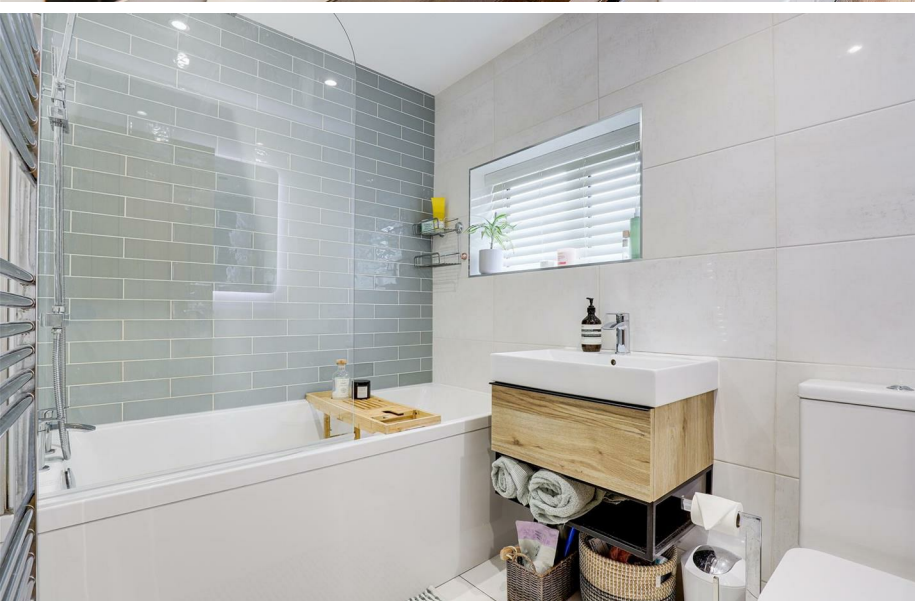
GUIDE PRICE £300,000 - £325,000

LOCATION, LOCATION, LOCATION...

This well-presented semi-detached house offers spacious and stylish accommodation throughout, making it the perfect choice for a family buyer looking to move straight in. Situated in the highly sought-after location of Edwalton, the property is within easy reach of a range of local amenities including shops, top-rated schools, and excellent transport links — ideal for commuting families and professionals alike. To the ground floor, the property comprises an entrance hall, a dining room, a generously sized living room, and a modern fitted kitchen — perfect spaces for everyday family living and entertaining. The first floor offers three well-proportioned bedrooms and a modern three-piece family bathroom suite. Outside, the property enjoys a driveway providing off-street parking for multiple cars. To the rear, there is a private enclosed garden featuring a paved patio seating area, a lawn, an outhouse, and a shed — ideal for relaxing or entertaining in the warmer months.

MUST BE VIEWED





- Semi-Detached House
- Three Well-Proportioned Bedrooms
- Dining Room & Living Room
- Contemporary Fitted Kitchen
- Modern Three-Piece Bathroom Suite
- Well-Presented Throughout
- Ample Off-Street Parking
- Private Enclosed Garden
- Highly-Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'0" x 5'8" (2.44m x 1.75m)

The entrance hall has wood-effect flooring, carpeted stairs, a built-in understairs storage cupboard, a radiator, a UPVC double-glazed window to the side elevation, and a single door providing access into the accommodation.

Dining Room

9'4" x 11'11" (2.86m x 3.64m)

The dining room has wood-effect flooring, partial panelling to the walls, a radiator, a UPVC double-glazed window to the front elevation, and coving to the ceiling.

Living Room

12'0" x 15'3" (3.66m x 4.67m)

The living room has wood-effect flooring, a radiator, coving to the ceiling, recessed spotlight, and sliding patio doors leading out to the rear garden.

Kitchen

13'3" x 5'6" (4.06m x 1.69m)

The kitchen has a range of fitted shaker-style base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, space for a freestanding cooker, a stainless steel extractor fan, space and plumbing for a dishwasher and washing machine, space for an undercounter fridge freezer, wood-effect flooring, partially tiled walls, a radiator, recessed spotlights, a UPVC double-glazed window to the side elevation, and a single door leading out to the rear garden.

FIRST FLOOR

Landing

13'5" x 2'9" (4.10m x 0.86m)

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation, access to the loft, and access to the first floor accommodation.

Master Bedroom

12'0" x 11'10" (3.67m x 3.63m)

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

Bedroom Two

9'4" x 11'10" (2.86m x 3.63m)

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

Bedroom Three

7'11" x 8'11" (2.43m x 2.73m)

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

Bathroom

5'6" x 7'7" (1.68m x 2.33m)

The bathroom has a low level flush W/C, a wall-mounted vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted handheld and overhead shower fixture and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing ample off-street parking, access to the rear, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, an outbuilding, a shed, ample greenery, gated access, and fence panelled boundaries.

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)
220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

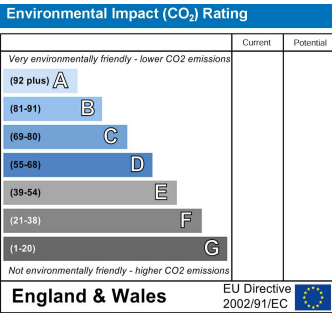
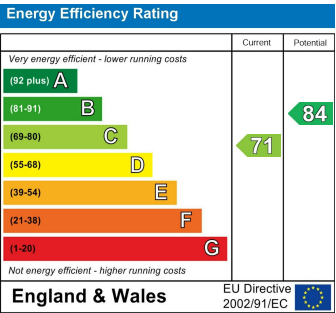
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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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.

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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