

HoldenCopley

PREPARE TO BE MOVED

Oughton Close, Edwalton, Nottinghamshire NG12 4JP

Guide Price £325,000 - £350,000

Oughton Close, Edwalton, Nottinghamshire NG12 4JQ



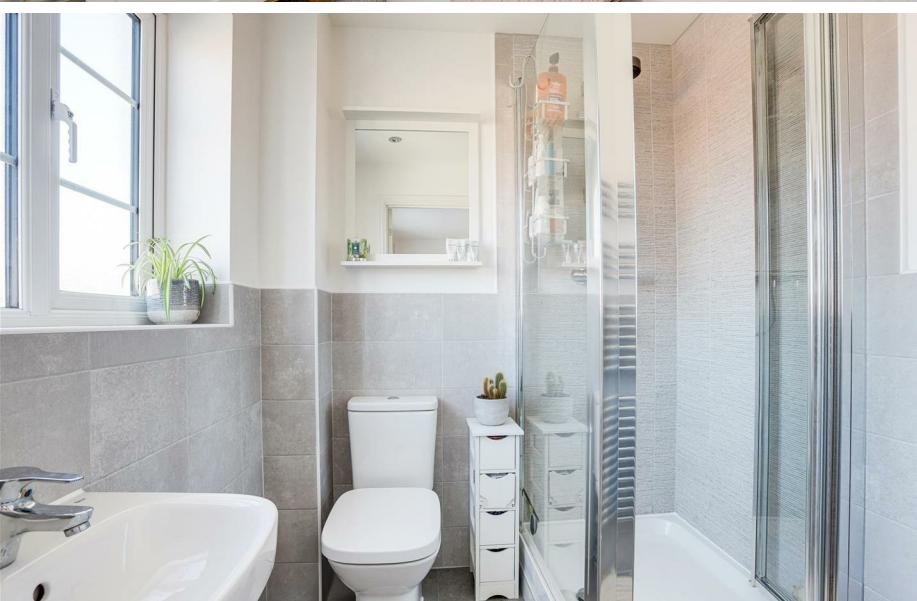
GUIDE PRICE: £325,000 - £340,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This exceptionally well-presented end-terraced house offers a stylish and modern living space, making it an ideal purchase for first-time buyers or a growing family. Nestled in a quiet residential location, the property benefits from excellent commuting links via the A52, as well as convenient access to local amenities and scenic countryside walks. Internally, the ground floor comprises a welcoming entrance hall, a spacious living room, a WC, and a contemporary fitted kitchen diner boasting a range of integrated appliances, perfect for both everyday meals and entertaining. Upstairs, the master bedroom features fitted mirrored wardrobes and a private en-suite, while two further bedrooms are serviced by a modern three-piece bathroom suite. Outside, the property enjoys two allocated parking spaces, with additional visitor spaces, while the beautifully landscaped south-facing rear garden provides a private and sun-filled outdoor space to relax and unwind.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner With Integrated Appliances
- Ground Floor WC
- Bathroom & En-Suite
- South-Facing Landscaped Garden
- Allocated Parking Spaces & Additional Visitor Bays
- Easy Commuting Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'5" max x 5'6" (1.96m max x 1.68m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, an in-built cupboard, and a single composite door providing access in the accommodation.

Living Room

13'11" max x 12'1" (4.25m max x 3.70m)

The living room has a UPVC double-glazed window to the front elevation, tiled flooring, a radiator, a TV point, and a wall-mounted digital thermostat.

Lobby

5'8" x 3'4" (1.75m x 1.03m)

The lobby has tiled flooring and an in-built cupboard.

WC

6'0" x 3'4" (1.83m x 1.03m)

This space has a low level dual flush WC, a wash basin, tiled flooring, partially tiled walls, a radiator, an extractor fan, and recessed spotlights.

Kitchen/Diner

15'5" x 9'4" (4.72m x 2.87m)

The kitchen has a range of fitted base and wall units with laminate worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated double oven, a four-ring gas hob with an extractor fan and stainless steel splashback, an integrated Slimline dishwasher, an integrated fridge freezer, an integrated washer / dryer, space for a dining table, tiled flooring, plinth lighting, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

5'9" x 4'9" (1.76m x 1.46m)

The landing has carpeted flooring, a radiator, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'1" max x 9'11" (3.39m max x 3.04m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, a fitted sliding mirrored door wardrobe, and access into the en-suite.

En-Suite

5'8" x 5'5" (1.74m x 1.66m)

The en-suite has a low level dual flush WC, a wash basin, a shower enclosure with a mains-fed shower, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

10'9" x 8'7" (3.29m x 2.62m)

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

Bedroom Three

11'6" max x 6'7" (3.53m max x 2.01m)

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

Bathroom

6'7" x 5'6" (2.02m x 1.68m)

The bathroom has a low level dual flush WC, a wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is allocated off-street parking for two cars along with the added benefit of visitor bays.

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, a lawn, external lighting, an outdoor tap, a shed, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- 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 risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

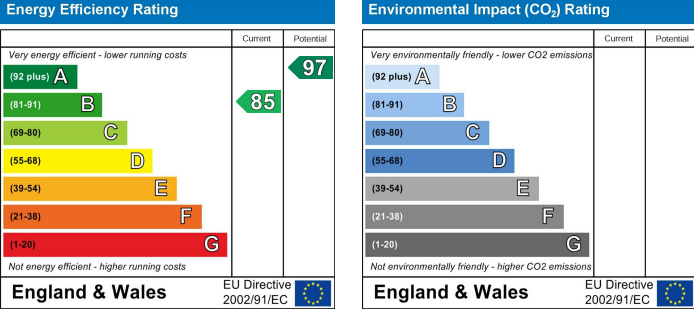
Council Tax Band Rating - Rushcliffe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £170

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.

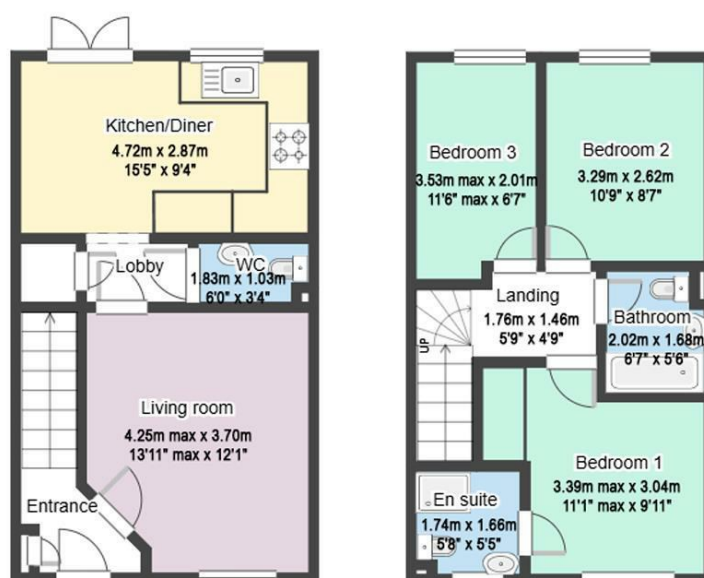
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Oughton Close, Edwalton, Nottinghamshire NG12 4JP

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156712555

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

www.holdencopley.co.uk

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.