

# HoldenCopley

PREPARE TO BE MOVED

Edward Street, Stapleford, Nottinghamshire NG9 8FJ

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£240,000

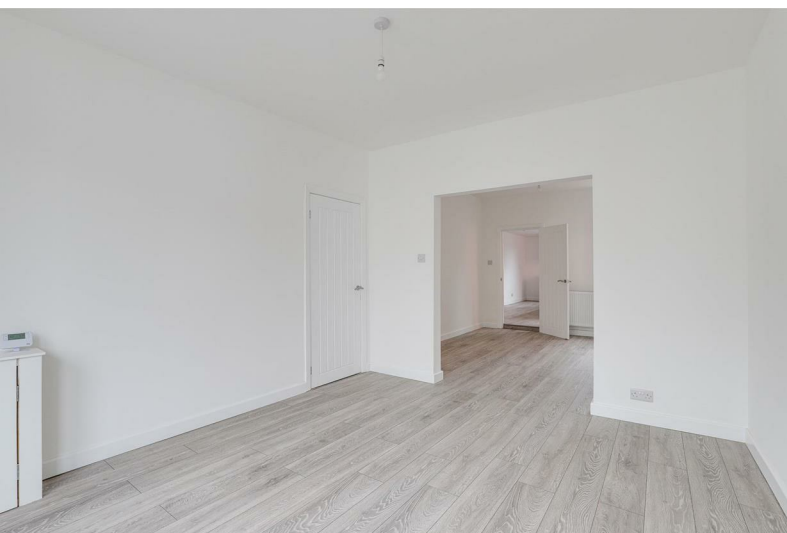
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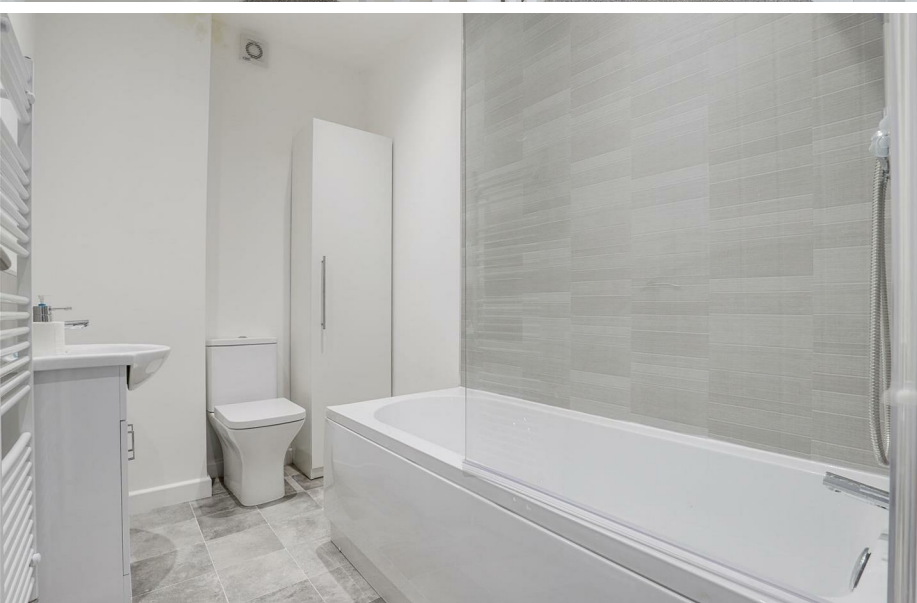
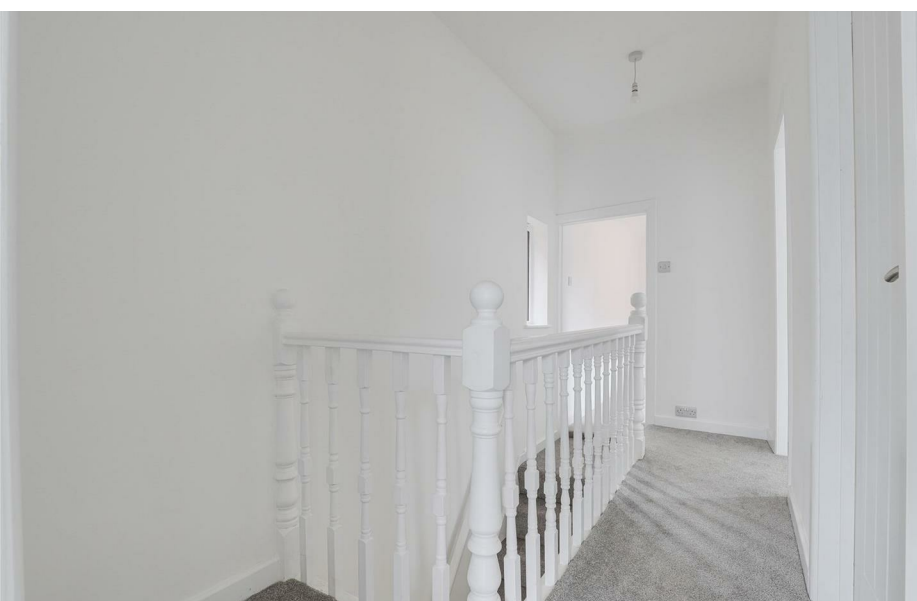


NO UPWARD CHAIN...

Nestled in a coveted locale, this freshly renovated with new boiler and central heating system. detached house epitomizes modern comfort and convenience. Step through the welcoming hallway into the spacious living room, adorned with a charming bay window that floods the space with natural light. Seamless flow leads to the dining area, creating an inviting ambiance for gatherings and everyday living. The newly fitted kitchen boasts contemporary finishes, while a convenient ground floor W/C adds practicality to the layout. Ascend the stairs to discover three bedrooms, offering ample space for relaxation and rest, alongside a well-appointed three-piece family bathroom. Outside, the property presents a front garden, with planted borders and gated access leading to the rear sanctuary. Here, an enclosed garden awaits, featuring a patio area ideal for al fresco dining, a lawn for play and relaxation, and borders adorned with established shrubs and bushes. Completing the outdoor is a storage shed and sturdy fence panels ensuring privacy and security. With easy access to local amenities, including shops, schools, and excellent transport links via the M1 and A52, this home promises a lifestyle of comfort and convenience for discerning buyers.

MUST BE VIEWED





- Detached house
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-piece Bathroom Suite & Ground Floor W/C
- Enclosed Rear Garden
- Closed To Local Amenities
- Newly Refurbished
- Must Be Viewed





## GROUND FLOOR

### Hall

The hall has wood-effect flooring, carpeted stairs, a radiator, a decorative arch, and a single floor providing access into the accommodation.

### Dining Room

11'11" x 11'6" (3.64m x 3.52m)

The dining room has a UPVC double glazed window to the rear elevation, and wood-effect flooring.

### Living Room

14'7" x 10'9" (4.45m x 3.29m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, an in-built cupboard, wood-effect flooring, and open access into the dining room.

### Kitchen

19'4" x 8'4" (5.90m x 2.55m)

The kitchen has a range of fitted base and wall units with worktops a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob, extractor fan, space for a fridge freezer, integrated dishwasher, space and plumbing for a washing machine, a radiator, recessed spotlights, wood-effect flooring, three UPVC double glazed windows to the side elevation, and a UPVC door providing access to the rear garden.

### W/C

2'7" x 3'8" (0.79m x 1.12m)

This space has a UPVC double glazed obscure window to the side elevation, a combined low flush W/C and wash basin, and wood-effect flooring.

## FIRST FLOOR

### Landing

5'3" x 11'10" (1.62m x 3.63m)

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

### Bedroom One

11'11" x 14'7" (3.65m x 4.45m)

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

### Bedroom Two

12'8" x 8'5" (3.87m x 2.58m)

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

### Bedroom Three

9'0" x 6'2" (2.76m x 1.89m)

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

### Bathroom

8'11" x 5'4" (2.74m x 1.64m)

The bathroom has a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head and shower screen, recessed spotlights, a heated towel rail, an extractor fan, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a small planted garden, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed rear garden with a patio area, a lawn, planted borders with established shrubs and bushes, a shed, and fence panelled boundary.

## 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 1000Mbps and upload speed 220Mbps

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 - BroxtowE 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.

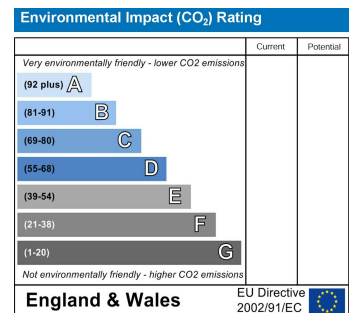
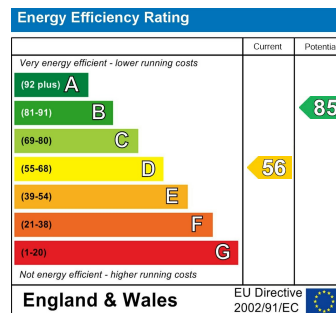
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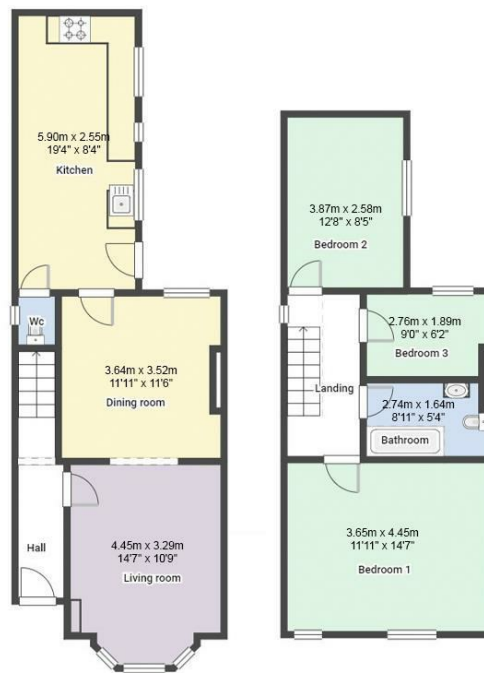
Property Tenure is Freehold

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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 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.

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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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