

HoldenCopley

PREPARE TO BE MOVED

Manly Close, Heron Ridge, Nottinghamshire NG5 9LE

£195,000

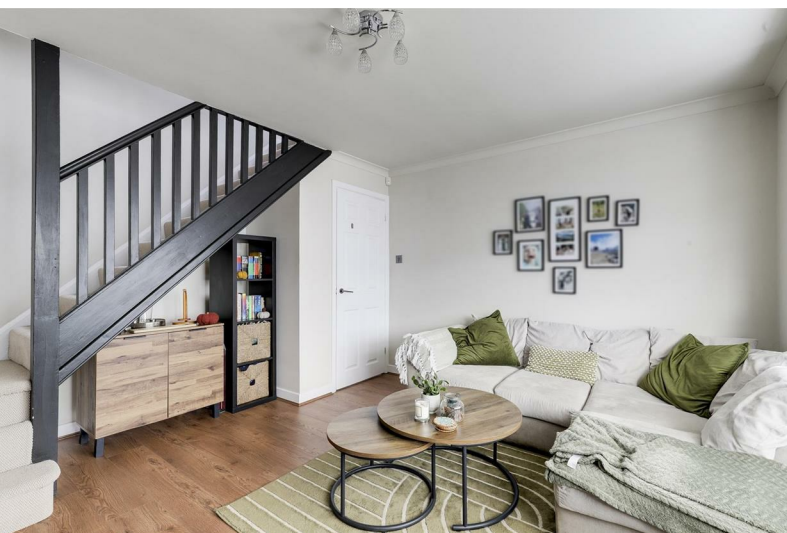
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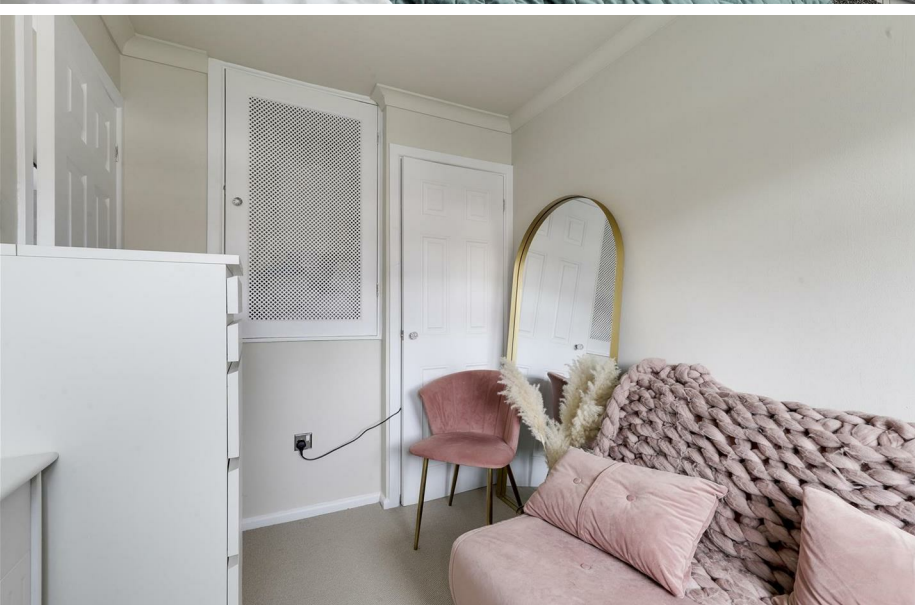


BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented semi-detached house is the perfect choice for anyone looking for a property they can move straight into, offering stylish accommodation throughout and situated in a convenient location close to a range of local shops, great schools, regular transport links, and Bestwood Country Park. To the ground floor, the property comprises a bay-fronted reception room and a modern fitted kitchen complete with a range of integrated appliances and double French doors opening out to the rear garden. The first floor carries two well-proportioned bedrooms serviced by a modern three-piece bathroom suite, along with access to a boarded loft providing useful additional storage space. Outside, to the front of the property, there is a driveway providing off-street parking for two vehicles alongside a neat lawned garden. To the rear is a private, enclosed garden featuring two paved patio seating areas, a well-maintained lawn, and a garden shed.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Bay Fronted Reception Room
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Contemporary Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Off-Road Parking
- Beautifully Presented Throughout
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Hallway

4'7" x 3'5" (1.41 x 1.05)

The hallway has laminate flooring, a built-in cupboard and a single UPVC door providing access into the accommodation.

Living Room

15'0" x 12'5" (4.58 x 3.80)

The living room has a UPVC double-glazed bay window to the front elevation, laminate flooring, carpeted stairs, a vertical radiator, a panelled feature wall and coving.

Kitchen

12'2" x 11'0" (3.72 x 3.36)

The kitchen has a range of gloss base and wall units with worktops, an integrated double oven, dishwasher, washing machine, microwave and fridge-freezer, a hob with an extractor hood, a sink with a drainer and a moveable swan neck mixer tap, laminate flooring, space for a dining table, a vertical radiator and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

5'9" x 5'6" (1.76 x 1.69)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a built-in cupboard, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

12'5" x 10'0" (3.79 x 3.06)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a panelled feature wall and a built-in cupboard.

Bedroom Two

10'6" x 6'7" (3.22 x 2.02)

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

Bathroom

6'4" x 5'5" (1.94 x 1.67)

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a fitted L shaped panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, tiled flooring and walls, a heated towel rail and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a driveway for two vehicles, a garden with a lawn and mature shrubs and trees and a single wooden gate providing rear access.

Rear

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

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

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

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 - Nottingham City Council - Band A

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.

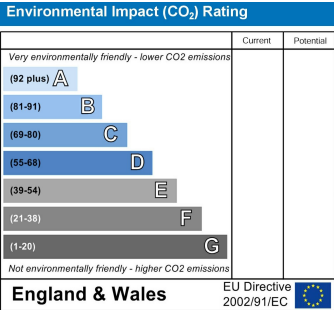
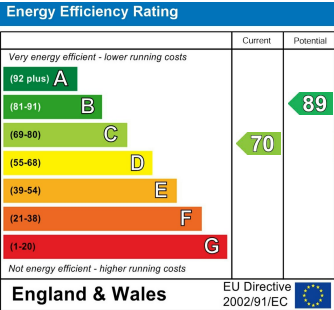
The vendor has advised the following:

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 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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