

# HoldenCopley

PREPARE TO BE MOVED

The Mount, Redhill, Nottinghamshire NG5 8LU

---

Guide Price £230,000



The Mount, Redhill, Nottinghamshire NG5 8LU





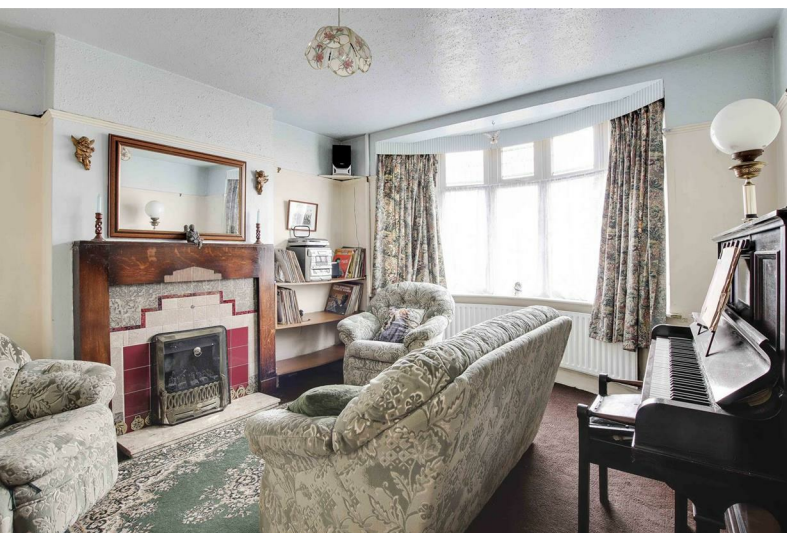
GUIDE PRICE: £230,000 - £250,000

NO UPWARD CHAIN!

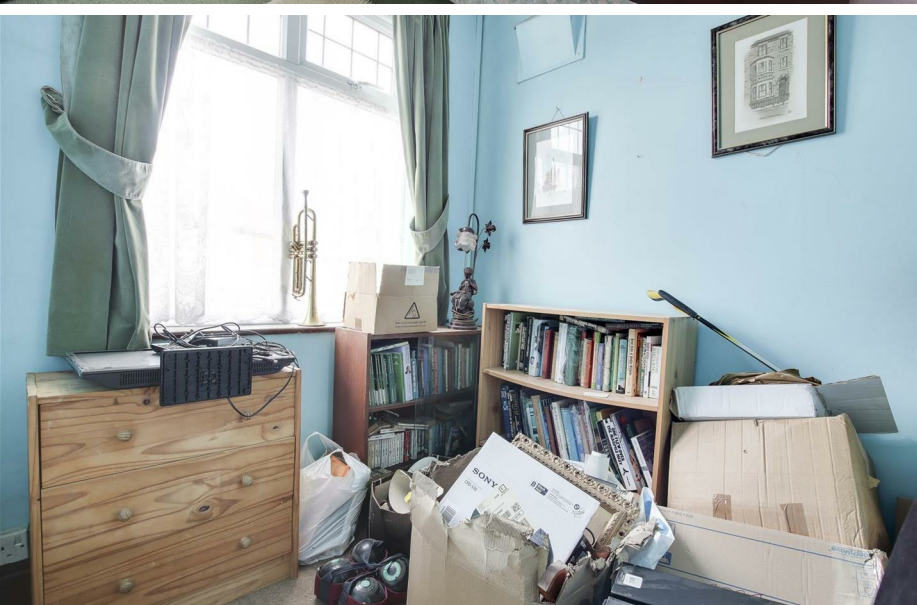
DETACHED FAMILY HOME...

This three bedroom detached home would make the perfect purchase for any family buyers as it offers plenty of potential and an abundance of space and also benefits from having no upward chain. Situated close to many local amenities including schools within catchment, such as the Redhill Academy, shops and eateries, as well as excellent transport links into Nottingham City Centre. To the ground floor of the property are two reception rooms, a kitchen with a separate utility space and internal access to the single garage. To the first floor of the property are three bedrooms serviced by a bathroom and WC. Outside to the front of the property is a driveway to provide off road parking and to the rear of the property is a private mature garden.

MUST BE VIEWED







- Detached
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility Space
- Single Garage
- Off Road Parking
- Private Enclosed Garden
- Close To Local Amenities
- No Upward Chain
- Freehold











GROUND FLOOR

Porch

The porch has carpeted flooring and exposed brick walls

Entrance Hall

The entrance hall has carpeted flooring, a radiator and provides access into the accommodation

Living Room

12'2" x 11'8" (3.71 x 3.57)

The living room has carpeted flooring, an original feature fireplace with a decorative mantelpiece with a hearth, a radiator and a UPVC double glazed bay window to the front elevation

Dining Room

12'2" x 11'10" (3.71 x 3.63)

The dining room has carpeted flooring, fitted shelving and cupboard unit, an original feature fireplace with a decorative mantelpiece and a tiled hearth, a TV point, UPVC double glazed windows to the rear elevation and a UPVC double glazed door to the rear elevation

Kitchen

8'11" x 6'2" (2.72 x 1.90)

The kitchen has tiled effect flooring, fitted base and wall units with rolled edge countertops, a stainless steel sink with a mixer tap and drainer, space for an oven, partially tiled walls and a window to the rear elevation

Utility Room

9'0" x 7'6" (2.75 x 2.29)

This space has carpeted flooring, electrical points and lighting, windows to the rear elevation, a door to access the rear of the property and internal access into the garage

Garage

16'3" x 7'7" (4.97 x 2.33)

The garage has paved flooring, electrical points and lighting and an in-built storage cupboard

FIRST FLOOR

Landing

The landing has carpeted flooring, UPVC double glazed stain glass windows to the side elevation and provides access to the first floor accommodation

Bedroom One

12'2" x 11'8" (3.71 x 3.57)

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

Bedroom Two

12'2" x 11'11" (3.71 x 3.65)

The second bedroom has carpeted flooring, an in-built cupboard, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

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

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

WC

This space has a low level flush WC, tiled walls, and a UPVC double glazed obscure window to the side elevation

Bathroom

6'2" x 5'10" (1.89 x 1.79)

The bathroom has a pedestal wash basin, a panelled bath, partially tiled walls, a loft hatch, a radiator and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a paved driveway to provide off road parking for up to one vehicle, various plants and shrubs, a hedged boarder and access into the single garage

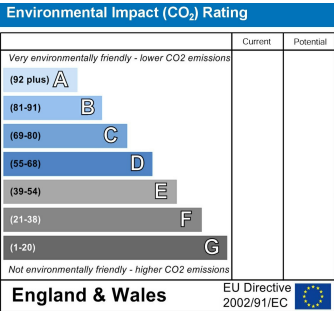
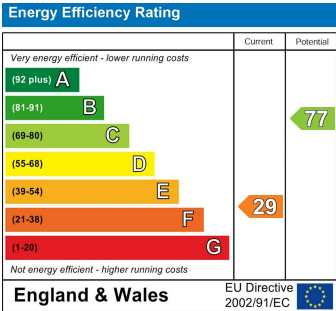
Rear

To the rear of the property is a private enclosed mature garden with a lawn, various plants and shrubs, a hedged border and courtesy lighting

DISCLAIMER

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 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.





# The Mount, Redhill, Nottinghamshire NG5 8LU



Approx. Gross Internal Area of the Ground floor:  
**699.87 Sq Ft - 65.02 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1173.91 Sq Ft - 109.06 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
© Holden Copley 2020

Approx. Gross Internal Area of the 1st floor:  
**474.04 Sq Ft - 44.04 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1173.91 Sq Ft - 109.06 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
© Holden Copley 2020

## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[sales@holdencopley.co.uk](mailto:sales@holdencopley.co.uk)

[www.holdencopley.co.uk](http://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.