

# HoldenCopley

PREPARE TO BE MOVED

Parkyn Road, Daybrook, Nottinghamshire NG5 6BG

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Guide Price £190,000 - £200,000

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NO UPWARD CHAIN...

A three-bedroom semi-detached house, offered to the market with no upward chain, and suited to a wide range of buyers, making it an ideal first-time purchase. Located in the popular area of Daybrook, the property is well placed for local amenities, supermarkets, reputable schools, and offers excellent transport links to the City Centre and City Hospital. The ground floor accommodation comprises an entrance hall providing access to a bay-fronted reception room, a fitted kitchen diner, and a conservatory which offers additional living space. There is also a convenient ground floor W/C. To the first floor are two double bedrooms, a single bedroom, and a three-piece bathroom suite. Externally, the front of the property benefits from access to a shared driveway, access to the garage, and on-street parking. To the rear is an enclosed garden featuring a patio seating area, a lawn, and a variety of plants and shrubs, providing a pleasant space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Reception Room
- Fitted Kitchen Diner
- Conservatory
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Shared Driveway & Garage
- No Upward Chain
- Popular Location





## GROUND FLOOR

### Entrance Hall

4'8" x 4'0" (1.43m x 1.22m)

The entrance hall has carpeted flooring, a radiator and a single UPVC door providing access into the accommodation.

### Living Room

14'4" x 13'6" (4.37m x 4.13m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a feature fireplace and a UPVC double-glazed bay window to the front elevation.

### Kitchen

10'4" x 17'7" (3.17m x 5.38m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a drainer and a mixer tap, an integrated oven and a gas ring hob, space and plumbing for a washing machine, a wall-mounted boiler, partially tiled walls, a mix of tiled and vinyl flooring, a radiator, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the conservatory.

### Conservatory

6'8" x 16'2" (2.05m x 4.95m)

The conservatory has tiled flooring, two skylight windows, six UPVC double-glazed windows to the rear elevation and double French doors opening out to the rear garden.

### W/C

This space has a low level dual flush W/C, a wash basin, tiled walls and flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

3'4" x 10'0" (1.02m x 3.06m)

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

### Master Bedroom

11'9" x 8'7" (3.60m x 2.64m)

The main bedroom has carpeted flooring, a radiator, floor-to-ceiling fitted wardrobes and a UPVC double-glazed window to the front elevation.

### Bedroom Two

10'5" x 10'2" (3.19m x 3.12m)

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

### Bedroom Three

7'1" x 6'11" (2.18m x 2.13m)

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

### Bathroom

5'3" x 6'6" (1.62m x 2.00m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a shared driveway, access to the garage, gated access to the rear garden and a garden area with a paved patio and gravel borders.

### Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a range of plants and shrubs, a wooden shed and fence panelling boundaries.

## DISCLAIMER

Council Tax Band Rating - Gedling 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.

The vendor has advised the following:  
Property Tenure is Freehold

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.

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.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – CityFibre, Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

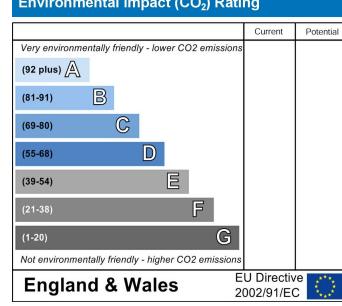
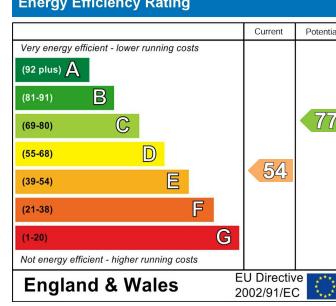
Flood Risk – No flooding in the past 5 years

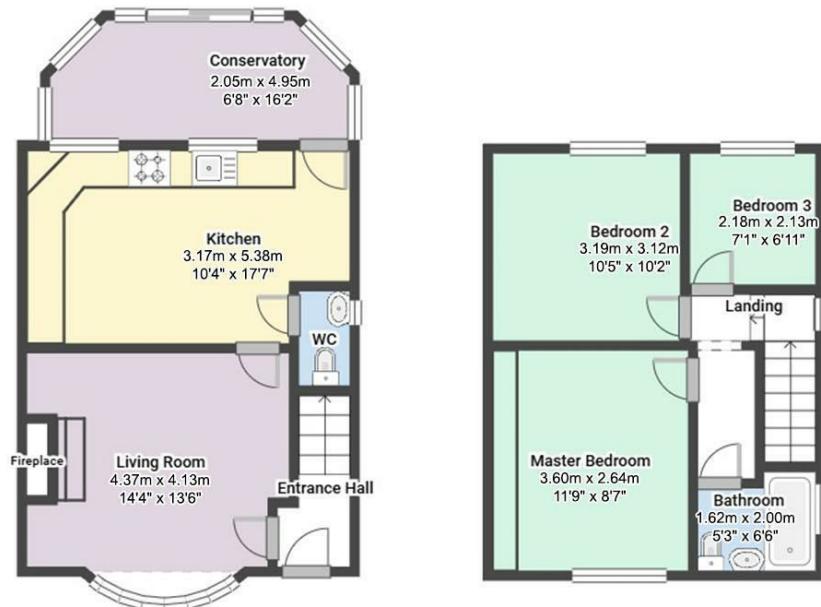
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Yes

Other Material Issues – No





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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