

HoldenCopley

PREPARE TO BE MOVED

Rolleston Drive, Nottingham, Nottinghamshire NG7 1JU

Guide Price £240,000

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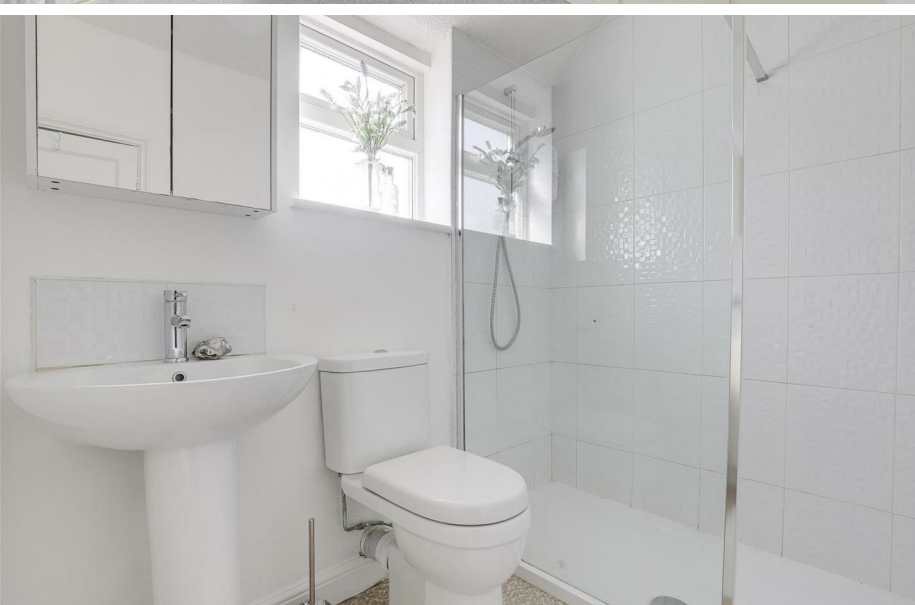
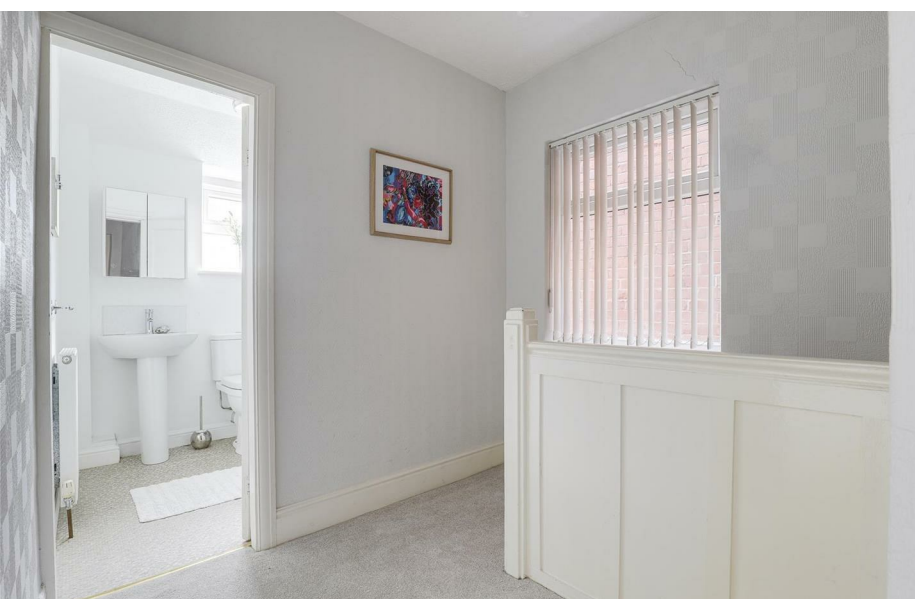


GUIDE PRICE £240,000 - £260,000

Offered to the market with no upward chain, this three bedroom detached house which is ideal for a range of buyers, including families, first-time purchasers, and investors alike. Positioned in a popular location, the property benefits from excellent transport links and is conveniently close to a variety of local amenities. Upon entering, you are welcomed into a spacious entrance hall providing access to the bright living room, featuring a charming bay window to the front. From the entrance hall, you can also access the inner hallway leading to the separate dining room, which boasts a second bay window overlooking the rear garden, and the fitted kitchen. Additionally, the ground floor offers access to a useful cellar, ideal for storage. To the first floor, there are three well-proportioned bedrooms and a modern three-piece bathroom suite. Externally, the property features a small garden to the front and gated access leading to a private rear garden, which includes a patio area, lawn, planted borders, a garden shed, and is enclosed with a combination of fencing and brick wall boundaries, providing a secure outdoor space.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- No Upward Chain
- Excellent Transport Link
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'6" x 7'5" (2.31m x 2.27m)

The entrance hall has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

Living Room

11'10" into bay x 12'2" (3.61m into bay x 3.72m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, and carpeted flooring.

Hall

3'4" x 2'10" (1.02m x 0.87m)

The hall has an in-built cupboard, and carpeted flooring.

Dining Room

16'4" into bay x 12'2" (4.98m into bay x 3.72m)

The dining room has a UPVC double glazed bay window to the rear elevation, a TV point, a feature fireplace with a decorative surround, and carpeted flooring.

Kitchen

9'2" x 7'5" (2.81m x 2.27m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space an plumbing for a washing machine and dishwasher, space for an under-counter fridge freezer, wood-effect flooring, a UPVC double glaze window to the rear elevation, a UPVC door opening to the rear garden, and access to the cellar.

BASEMENT

Cellar

19'6" x 13'2" (5.95 x 4.02)

The cellar has lighting, ample storage, and split into two sections.

FIRST FLOOR

Landing

9'2" x 7'5" (2.81m x 2.27m)

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

12'3" into bay x 12'2" (3.75m into bay x 3.72m)

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

Bedroom Two

12'5" x 12'2" (3.79m x 3.72m)

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

Bedroom Three

10'0" x 7'5" (3.06m x 2.28m)

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

Bathroom

7'5" x 6'0" (2.27m x 1.83m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a walk-in shower with a wall-mounted shower fixture, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small 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 shed, a lawn, planted borders, and a fence panelled and brick wall 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 100Mbps
- 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

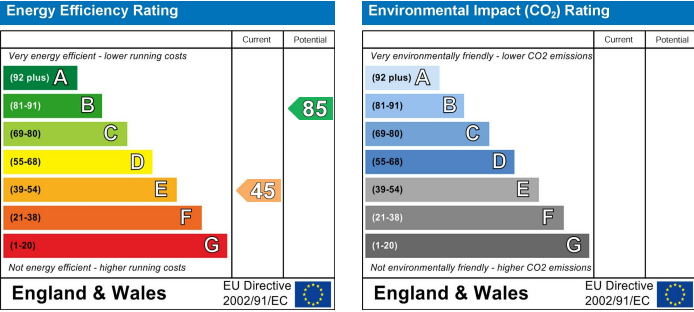
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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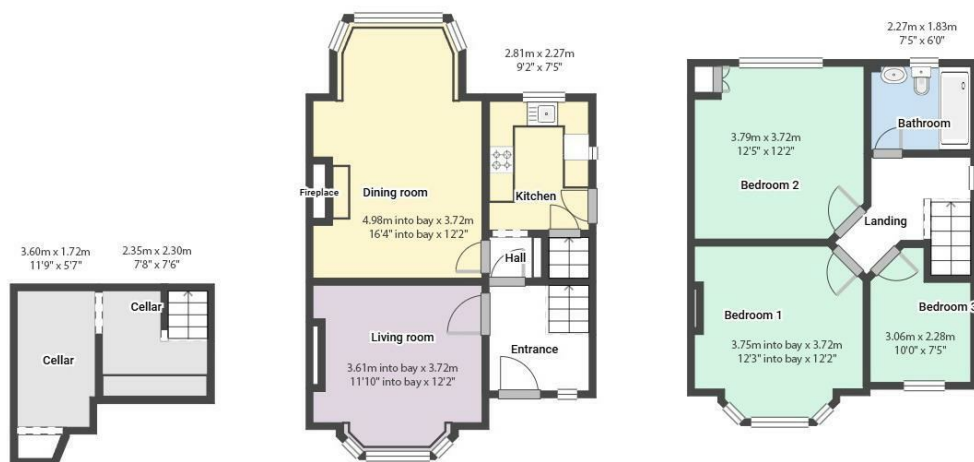
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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