

# HoldenCopley

PREPARE TO BE MOVED

Brisbane Drive, Heron Ridge, Nottinghamshire NG5 9LB

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Guide Price £180,000 - £220,000



GUIDE PRICE £180,000 - £190,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this three-bedroom mid-terrace house is an excellent opportunity for a range of buyers, including first-time buyers or investors. It's ideally located close to a variety of local amenities, including shops, schools, and great transport links, making daily life convenient and well-connected. To the ground floor, the property features a bright living room and a modern kitchen diner, offering a practical and comfortable space for both relaxing and mealtimes. Upstairs, there are two double bedrooms, a single bedroom, and a three-piece bathroom suite. Outside, the front of the property includes a lawned garden and access to on-street parking. To the rear is a low-maintenance, enclosed garden with a patio seating area, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Mid-Terrace House
- Three Bedrooms
- Neutral Reception Room
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- On-Street Parking
- Low-Maintenance Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

**Porch**  
2'9" x 3'0" (0.85m x 0.93m)  
The porch has wood-effect flooring and a single UPVC door providing access into the accommodation.

**Living Room**  
15'10" x 14'2" (4.83m x 4.32m)  
The living room has wood-effect flooring, carpeted stairs, two radiators, ceiling coving, a feature fireplace and a UPVC double-glazed window to the front elevation.

**Kitchen Diner**  
11'9" x 15'9" (3.58m x 4.80m)  
The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas ring hob & extractor fan, space and plumbing for a washing machine, a wall-mounted boiler, an in-built cupboard, a radiator, tiled flooring, a UPVC double-glazed window to the front elevation and double French doors providing access to the rear garden.

FIRST FLOOR

**Landing**  
8'5" x 6'9" (2.58m x 2.08m)  
The landing has carpeted flooring, an in-built cupboard, access to the first-floor accommodation and access to the loft.

**Master Bedroom**  
9'0" x 14'1" (2.74m x 4.29m)  
The main bedroom has wood-effect flooring, a radiator, in-built wardrobes and a UPVC double-glazed window to the front elevation.

**Bedroom Two**  
8'11" x 9'2" (2.72m x 2.79m)  
The second bedroom has wood-effect flooring, an in-built wardrobe, a radiator and a UPVC double-glazed window to the rear elevation.

**Bedroom Three**  
11'3" x 6'6" (3.43m x 1.98m)  
The third bedroom has wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

**Bathroom**  
5'4" x 6'5" (1.63m x 1.96m)  
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, partially tiled walls, a radiator, tile-effect flooring and a UPVC double-glazed window to the rear elevation.

OUTSIDE

**Front**  
To the front of the property is access to on-street parking, a lawned garden, shrubs and fence panelling boundaries.

**Rear**  
To the rear of the property is an enclosed low-maintenance garden with a concrete patio, hedge borders and fence panelling boundaries.

**DISCLAIMER**  
Council Tax Band Rating - Nottingham City 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

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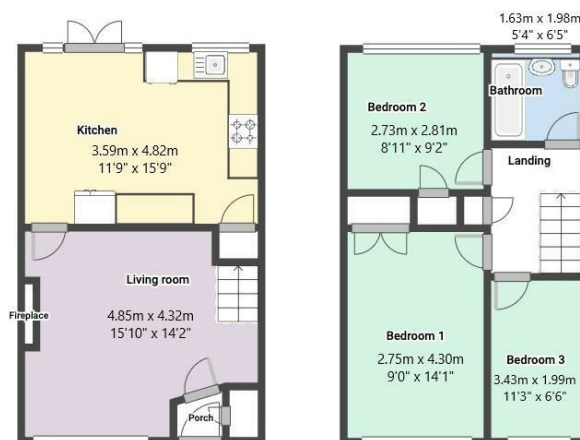
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

**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 1000Mbps & 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 – No  
Other Material Issues – No



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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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