

# HoldenCopley

PREPARE TO BE MOVED

Mansfield Road, Redhill, Nottinghamshire NG5 8JX

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Offers In Excess Of £200,000 -



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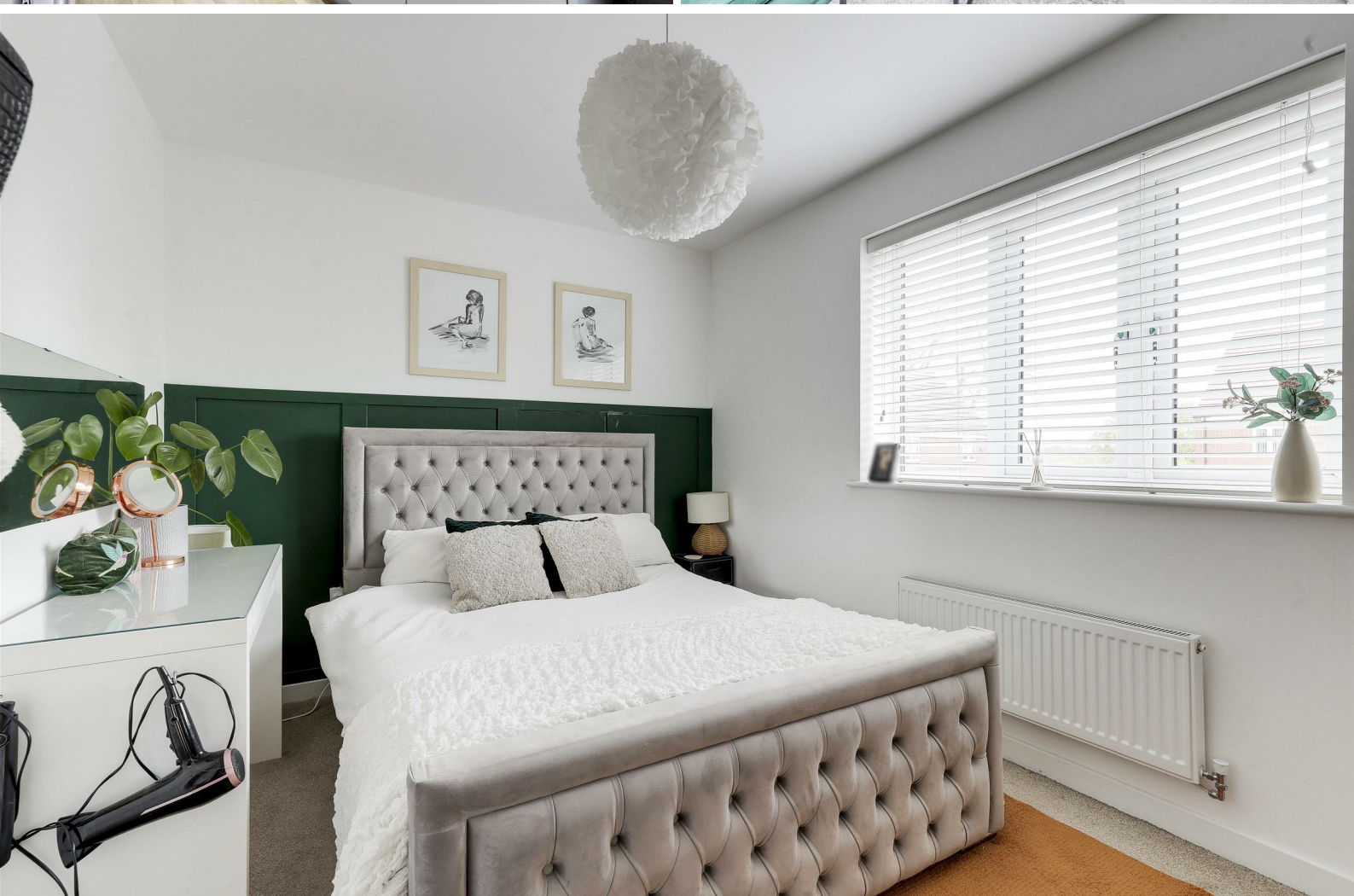




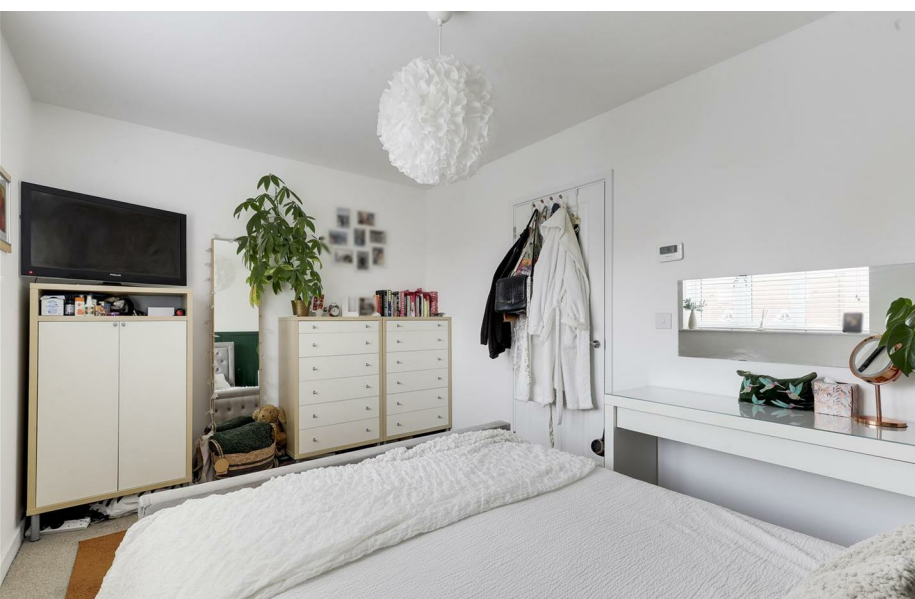
## IDEAL FOR FIRST TIME BUYERS...

This well-presented mid-terrace house would make the perfect purchase for any first-time buyer or young couple looking to move straight in, offering a modern interior and neutral décor throughout. The property is situated in a popular location, within easy reach of a range of local shops, great schools, and convenient transport links into the City Centre and surrounding areas. To the ground floor, the accommodation comprises an entrance hall, a ground floor W/C, and a modern fitted kitchen which is open plan to the living room, featuring double French doors that open out to the rear garden. The first floor carries two double bedrooms which are both serviced by a three-piece bathroom suite and access to the loft for additional storage. Outside to the front of the property is a well-maintained garden with a lawn, while to the rear is a private, landscaped garden with a paved patio area, a variety of decorative plants and shrubs, and rear access leading to the allocated parking space.

## MUST BE VIEWED







- Mid-Terrace House
- Two Double Bedrooms
- Open Plan Modern Fitted Kitchen & Living Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Allocated Parking
- Private Landscaped Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Hallway

9'11" x 4'3" (3.02m x 1.30m)

The hallway has patterned tiled flooring, a radiator and a single composite door providing access into the accommodation.

W/C

5'6" x 2'11" (1.68m x 0.89m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, wood-effect flooring, a radiator and an extractor fan.

Kitchen

13'9" x 5'8" (4.19m x 1.73m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, a radiator, recessed spotlights, an extractor fan, open access into the kitchen and a UPVC double-glazed window to the front elevation.

Living Room

14'4" x 13'2" (4.37m x 4.01m)

The living room has carpeted flooring, a radiator, a built-in cupboard and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

7'9" x 3'10" (2.36m x 1.17m)

The landing has carpeted flooring, access into the loft, a built-in cupboard and provides access to the first floor accommodation.

Master Bedroom

13'1" x 8'10" (3.99m x 2.69m)

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

Bedroom Two

13'2" x 9'10" (4.01m x 3.00m)

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

Bathroom

7'8" x 5'6" (2.34m x 1.68m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a mains-fed shower, tiled walls and a glass shower screen, wood-effect flooring, a radiator, an electric shaving point and an extractor fan.

OUTSIDE

Front

To the front is a garden with a lawn and mature shrubs and courtesy lighting.

Rear

To the rear is a private landscaped garden with a paved patio seating area, various plants, mature shrubs and trees, fence-panelled boundaries and a single wooden gate providing access out to the allocated parking space.

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 1800 Mbps and Upload Speed

220 Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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

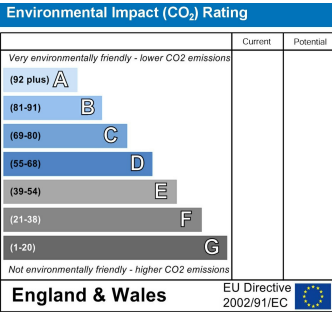
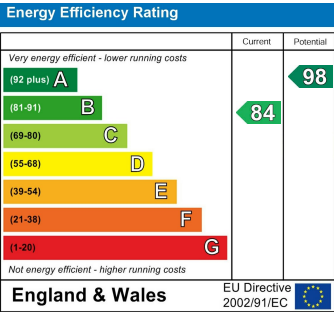
Service Charge in the year marketing commenced (£PA): £194.36

The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

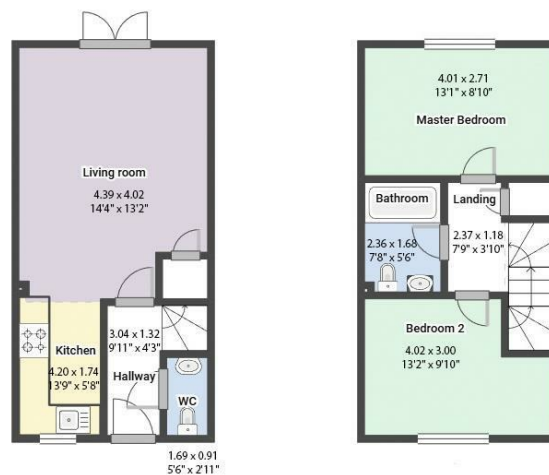
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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





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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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