

HoldenCopley

PREPARE TO BE MOVED

Mansfield Road, Redhill, Nottinghamshire NG5 8NB

£200,000

NO UPWARD CHAIN...

A three-bedroom end-terraced house, offered to the market with no upward chain. Conveniently located within easy reach of local shops, eateries, and transport links, and just a short distance from The Redhill Academy and Redhill Leisure Centre. Inside, the ground floor features an entrance hall leading to a living room with a media wall, a practical kitchen, and a flexible conservatory space, ideal for everyday living. Upstairs, there are two double bedrooms, a single bedroom, and a three-piece bathroom suite. Outside, the property benefits from an enclosed rear garden with a patio, plus access to an allocated parking space, providing both outdoor space and convenience.

MUST BE VIEWED!



- End-Terraced House
- Three Bedrooms
- Reception Room
- Modern Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Allocated Parking Space
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall
4'5" x 7'9" (1.35m x 2.36m)
The entrance hall has laminate wood-effect flooring, carpeted flooring, a radiator, an in-built cupboard, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

Living Room
15'8" x 11'10" (4.78m x 3.62m)
The living room has laminate wood-effect flooring, a radiator, ceiling coving, a feature media wall and a UPVC double-glazed bow window to the front elevation.

Kitchen
15'2" x 7'10" (4.62m x 2.39m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, a hob & extractor fan, partially tiled walls, a radiator, an in-built cupboard, recessed spotlights, laminate wood-effect flooring, a window to the rear elevation and a single door providing access to the conservatory.

Conservatory
11'1" x 8'11" (3.39m x 2.72m)
The conservatory has laminate wood-effect flooring, a polycarbonate roof, UPVC double-glazed windows surround and a single door providing access to the rear garden.

FIRST FLOOR

Landing
2'8" x 8'6" (0.81m x 2.59m)
The landing has carpeted flooring, an in-built cupboard, a UPVC double-glazed window to the side elevation, access to the loft and access to the first floor accommodation.

Master Bedroom
8'11" x 12'4" (2.72m x 3.76m)
The main bedroom has carpeted flooring, a radiator, an in-built cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Two
8'10" x 8'9" (2.71m x 2.67m)
The second bedroom has carpeted flooring, a radiator, an in-built cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Three
9'1" x 5'11" (2.78m x 1.82m)
The third bedroom has carpeted flooring, a radiator, an in-built cupboard and a UPVC double-glazed window to the front elevation.

Bathroom
5'4" x 5'11" (1.65m x 1.81m)
The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a heated towel rail, tiled walls, vinyl flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front
To the front of the property is a garden area with shrubs and courtesy lighting.

Rear
To the rear is an enclosed garden with a paved patio area, fence panel boundaries and gated access to an allocated parking space.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
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

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

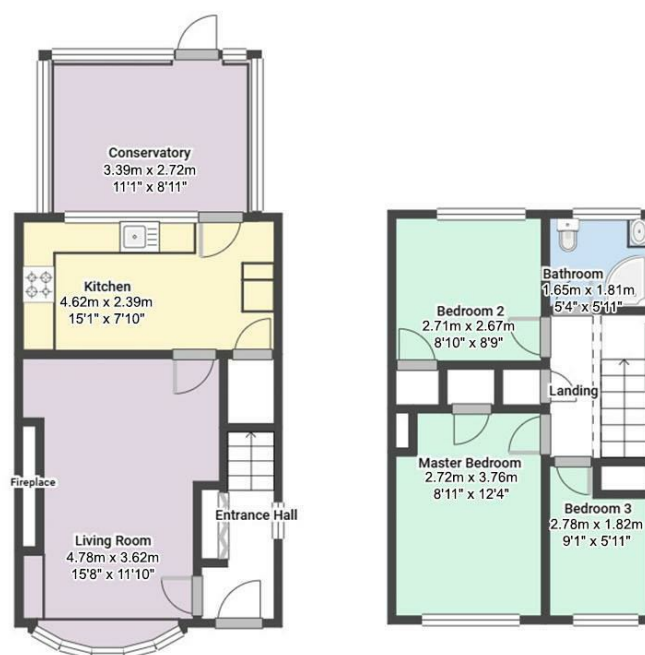
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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



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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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