

HoldenCopley

PREPARE TO BE MOVED

Ryder Street, Highbury Vale, Nottinghamshire NG6 0BL

Guide Price £180,000 - £190,000

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GUIDE PRICE £180,000 - £185,000

BEAUTIFUL FAMILY HOME...

This three bedroom detached house would make the ideal purchase for any first time or family buyers alike as it offers spacious accommodation whilst being well presented throughout. The property benefits from an alarm system which can be linked to a mobile device, providing additional security. Situated in a residential area within reach to various local amenities, excellent transport links to the City Centre, Nottingham City Hospital and is within catchment area to great schools including Southwark Primary School and many more. To the ground floor is an entrance hall, a modern fitted kitchen, a spacious lounge/diner and to the first floor are three good sized bedrooms serviced by a three piece bathroom suite. Outside to the front is a driveway and garage providing off road parking and to the rear is a south facing garden.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Well Presented Throughout
- Security Alarm System
- Ample Off Road Parking
- South Facing Garden
- Must Be Viewed





GROUND FLOOR

Entrance

10'2" x 3'11" (3.1 x 1.2)

The entrance hall has laminate flooring, a wall mounted radiator, coving to the ceiling, carpeted stairs, an under stairs cupboard, a double glazed window and single door providing access into the accommodation

Kitchen

6'6" x 10'2" (2.0 x 3.1)

The kitchen has laminate flooring, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, a water meter located under the sink, partially tiled walls, an integrated oven with a gas hob and extractor hood, an integrated fridge, an integrated freezer, space and plumbing for a washing machine and a double glazed window to the front elevation

Lounge/Diner

13'9" x 15'8" (4.2 x 4.8)

The lounge/diner has laminate flooring, a wall mounted radiator, coving to the ceiling, a TV point, a feature fireplace with a decorative surround and double French doors to the rear elevation

FIRST FLOOR

Landing

7'10" x 5'10" (2.4 x 1.8)

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

Master Bedroom

13'9" x 9'10" (4.2 x 3.0)

The main bedroom has carpeted flooring, a wall mounted radiator and two double glazed windows to the front elevation

Bedroom Two

9'6" x 6'6" (2.9 x 2.0)

The second bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

6'10" x 9'6" (2.1 x 2.9)

The third bedroom has carpeted flooring, a wall mounted radiator and a double glazed window to the rear elevation

Bathroom

5'10" x 6'10" (1.8 x 2.1)

The bathroom has a chrome heated towel rail, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted electric shower, partially tiled walls, an electric

shaving point and a double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a lawned garden, courtesy lighting and access to a driveway and single garage providing off road parking

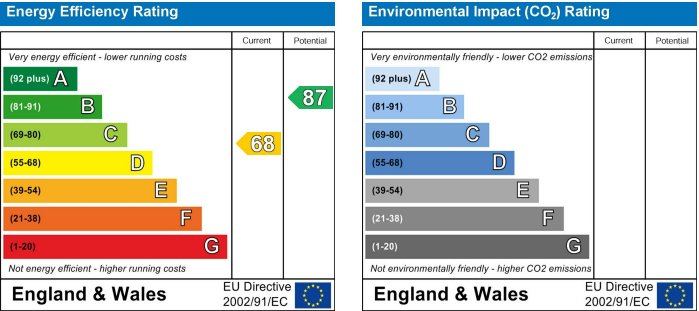
Rear

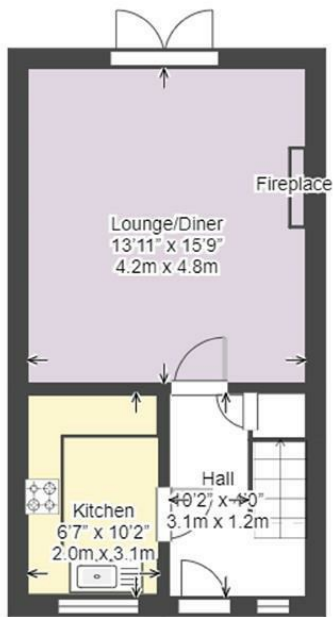
To the rear of the property is a south facing garden with two patio areas, a lawn, a range of plants and shrubs, panelled fencing and gated access

DISCLAIMER

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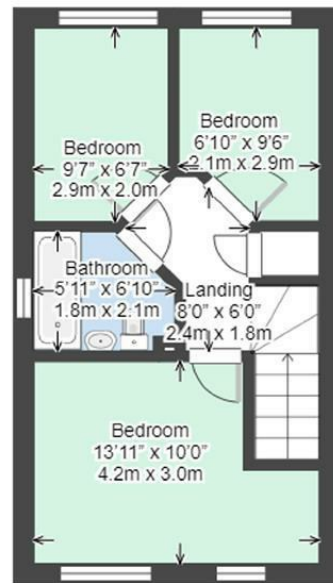
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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





Approx. Gross Internal Area of the Ground floor:
353.06 Sq Ft - 32.8 Sq M
Approx. Gross Internal Area of the Entire Property:
692.33 Sq Ft - 64.32 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
339.28 Sq Ft - 31.52 Sq M
Approx. Gross Internal Area of the Entire Property:
692.33 Sq Ft - 64.32 Sq M

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