

HoldenCopley

PREPARE TO BE MOVED

Regina Drive, Nottingham, Nottinghamshire NG8 3NP

Guide Price £250,000

Regina Drive, Nottingham, Nottinghamshire NG8 3NP

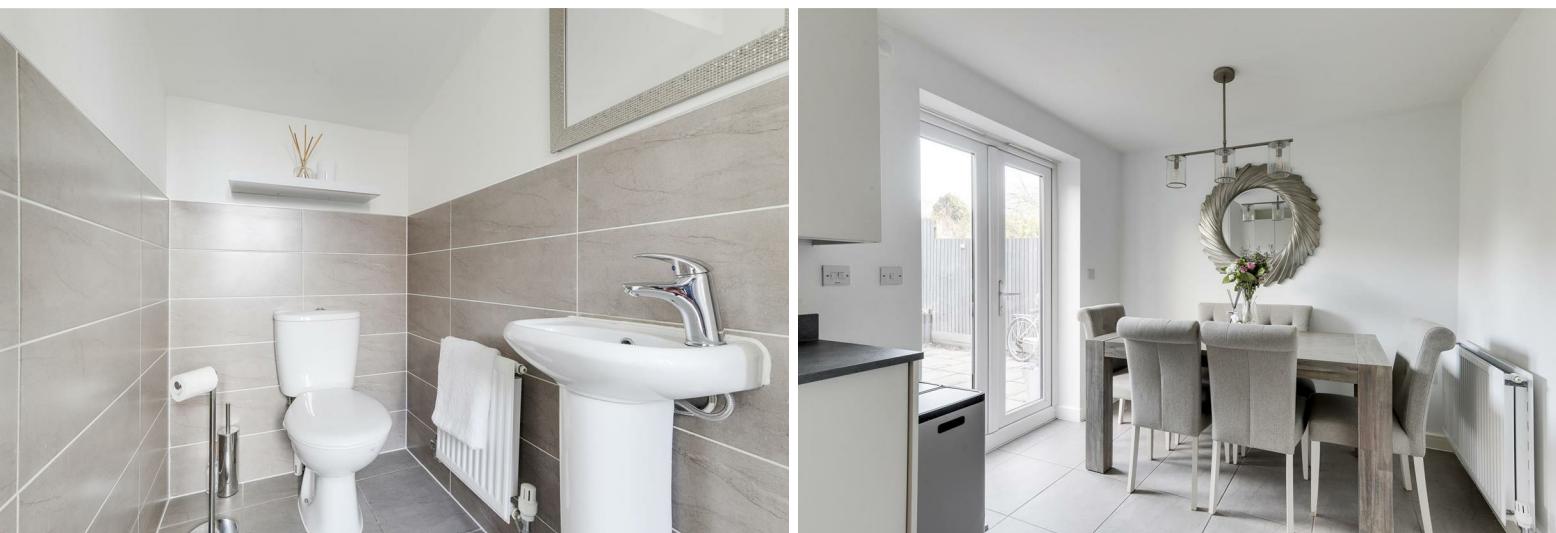


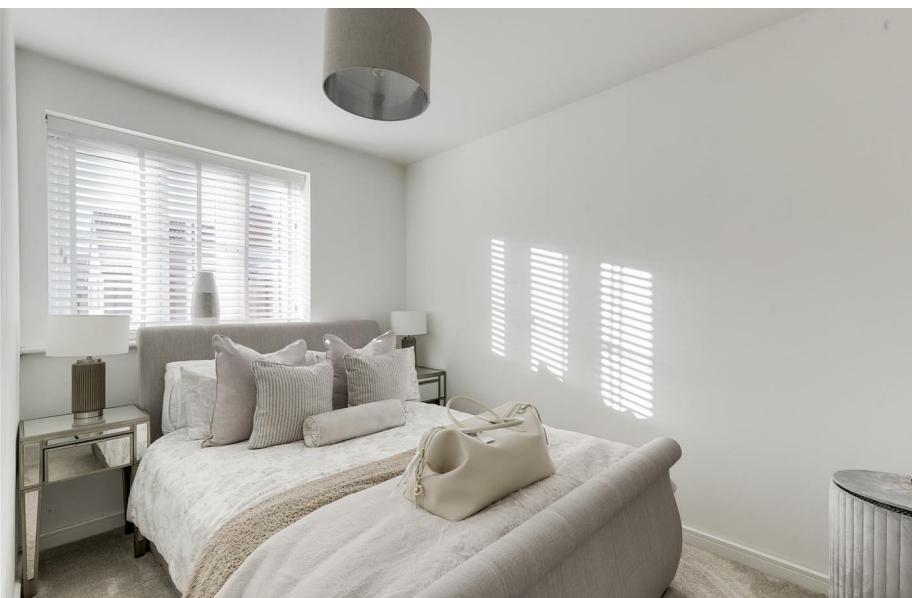
GUIDE PRICE £250,000 - £260,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached house offers a fantastic opportunity for a variety of buyers looking to move straight in. Located within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments. Upon entering, you are greeted by a hallway, leading to a handy w/c, a spacious living room, and a modern, well-equipped kitchen diner perfect for family meals and entertaining. Upstairs, the property boasts three well-proportioned bedrooms, with the master benefiting from its own en-suite for added privacy. The first floor also offers a stylish three-piece bathroom suite. To the front, a double driveway provides off-road parking, while the rear of the property features a private, enclosed garden with a patio area and an artificial lawn, creating a perfect space for outdoor relaxation. This home is an ideal choice for those looking for a move-in ready property in a well-connected location.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Fitted Kitchen Diner
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Double Driveway
- Private Enclosed Rear Garden
- Well-Connected Location
- Must Be Viewed





GROUND FLOOR

Hallway

5'1" x 4'3" (1.55 x 1.32)

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

W/C

4'9" x 3'5" (1.45 x 1.06)

This space has a low level flush W/C, a pedestal wash basin, tiled flooring, a radiator, partially tiled walls, a recessed spotlight and an extractor fan.

Living Room

14'0" x 11'1" (4.27 x 3.38)

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

Passage

4'1" x 2'11" (1.26 x 0.91)

The passage has carpeted flooring and stairs and a radiator.

Kitchen Diner

14'11" x 10'7" (4.55 x 3.25)

The kitchen diner has a range of fitted base and wall units with worktops, an integrated oven and dishwasher, a gas hob with an extractor hood, a stainless steel sink with a drainer, tiled flooring, a radiator, a built-in cupboard, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

6'7" x 3'6" (2.01 x 1.08)

The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

10'11" x 10'1" (3.35 x 3.08)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in wardrobe and access into the en-suite.

En-Suite

8'1" x 4'11" (2.48 x 1.52)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10'2" x 7'4" (3.10 x 2.24)

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

Bedroom Three

6'11" x 6'10" (2.13 x 2.09)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a fitted floor to ceiling wardrobe with shelves.

Bathroom

7'4" x 6'1" (2.24 x 1.87)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower and a glass shower screen, tiled flooring, a radiator, partially tiled walls and an extractor fan.

OUTSIDE

Front

To the front is a double driveway and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a patio, slate chippings and steps leading to an artificial lawn.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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

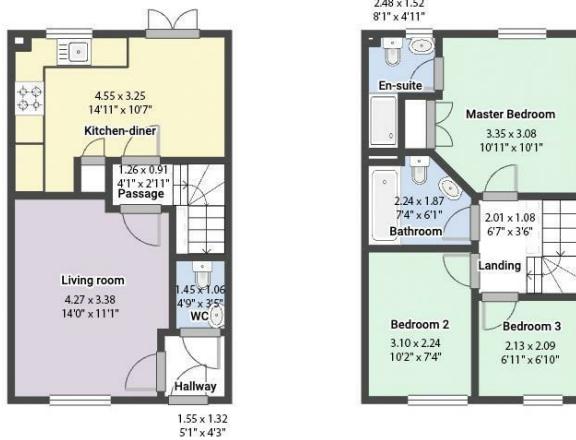
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.