

HoldenCopley

PREPARE TO BE MOVED

Ratcliffe Street, Eastwood, Nottinghamshire NG16 3BN

£275,000

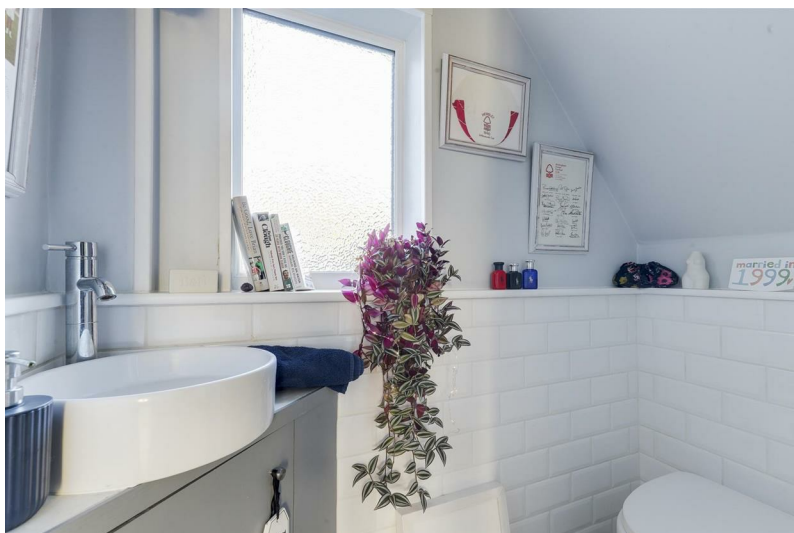
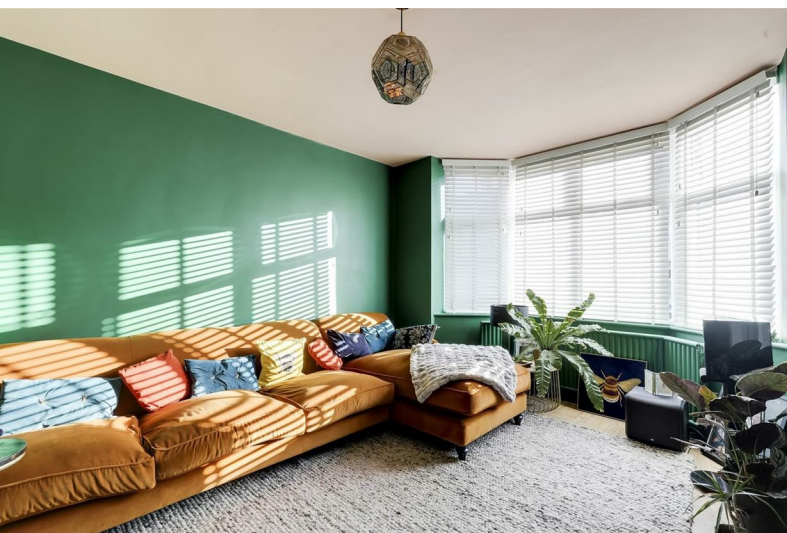
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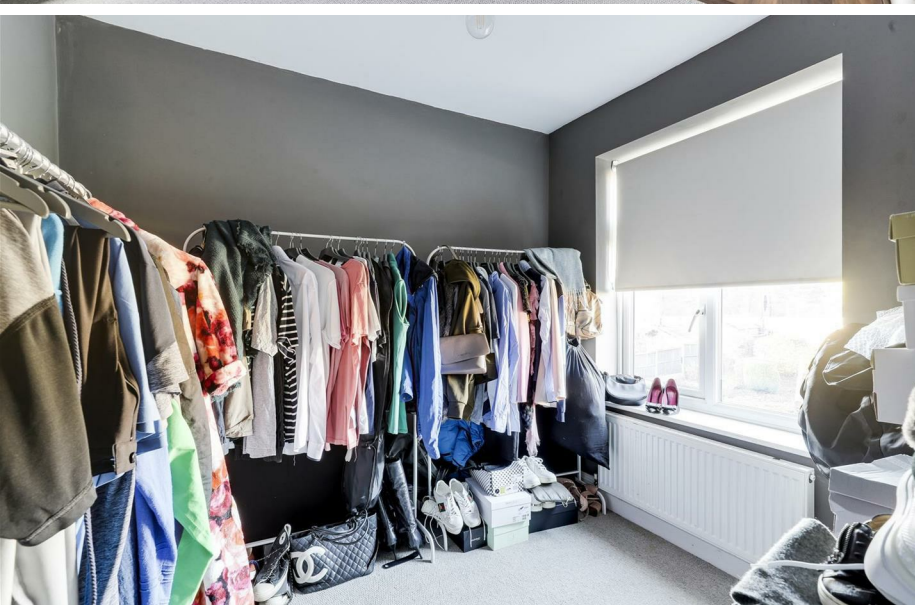
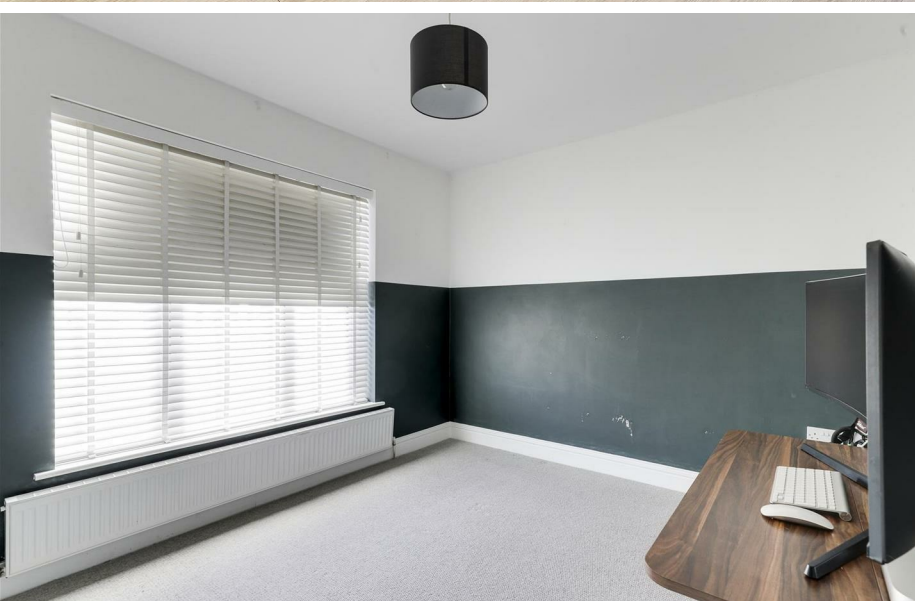


MODERN DETACHED FAMILY HOME...

This modern and well-presented detached home offers a fantastic opportunity for a wide range of buyers seeking a property they can move straight into. Situated in a convenient location, the home is just moments away from a variety of shops, great schools, and transport links. To the ground floor, the accommodation comprises an entrance hall, a handy W/C, a bright and spacious bay-fronted reception room featuring a log burner, and a modern kitchen-diner. The first floor hosts three well-proportioned bedrooms, a contemporary three-piece bathroom suite, and access to the loft for additional storage. Outside, the property offers a block-paved driveway providing off-street parking, while to the rear there is a generous, well-maintained garden boasting a lawn, a wooden decked seating area with pergola, a useful brick-built outbuilding, and a garden shed.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Bay Fronted Reception Room With Log Burner
- Modern Fitted Kitchen-Diner
- Ground Floor W/C
- Contemporary Three Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Hallway

16'0" x 6'5" (4.90m x 1.97m)

The hallway has a wooden single-glazed stained-glass window to the side elevation, wood-effect flooring, a vertical radiator and a single wooden door with a stained-glass window providing access into the accommodation.

W/C

5'11" x 2'8" (1.81m x 0.82m)

This space has a low level concealed flush W/C, a countertop wash basin with fitted storage, tiled flooring, partially tiled walls, a wall-mounted boiler, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Living Room

14'0" x 11'10" (max) (4.29m x 3.62m (max))

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator, a recessed chimney breast alcove with a log burner, decorative surround and hearth and a built-in cupboard.

Kitchen-Diner

23'9" x 11'4" (max) (7.26m x 3.46m (max))

The kitchen-diner has a range of fitted shaker style base and wall units with worktops and a tiled splashback, an integrated oven and microwave, a hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, a built-in seating area, space for a dining table, wood-effect flooring, a radiator, a partially panelled feature wall, a recessed chimney breast alcove with a decorative surround, recessed spotlights, UPVC double-glazed windows to the front and rear elevations and a UPVC single door providing access out to the garden.

FIRST FLOOR

Landing

8'7" x 7'4" (2.64m x 2.24m)

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

12'0" x 11'10" (max) (3.68m x 3.63m (max))

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

Bedroom Two

11'5" x 9'9" (max) (3.49m x 2.98m (max))

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

Bedroom Three

8'6" x 7'9" (2.61m x 2.37m)

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

Bathroom

8'5" x 7'7" (2.58m x 2.32m)

The bathroom has low level concealed flush W/C, a vanity style wash basin, a fitted bath with a mains-fed shower and a glass shower screen, wood-effect flooring, partially tiled walls, a heated towel rail, an electric shaving point, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a block paved driveway, courtesy lighting and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a lawn, a brick-built outbuilding, a wooden decked seating area with a pergola, a shed, an outdoor power point, courtesy lighting and mature trees and shrubs.

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 & some 3G & 5G 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 - Broxtowe 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.

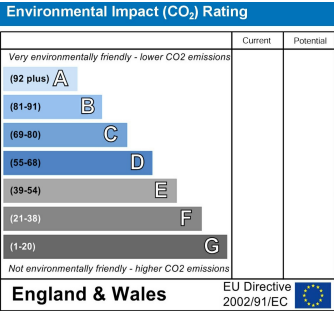
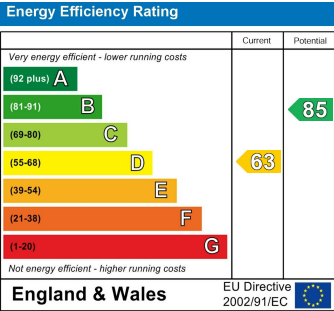
The vendor has advised the following:

Property Tenure is Freehold

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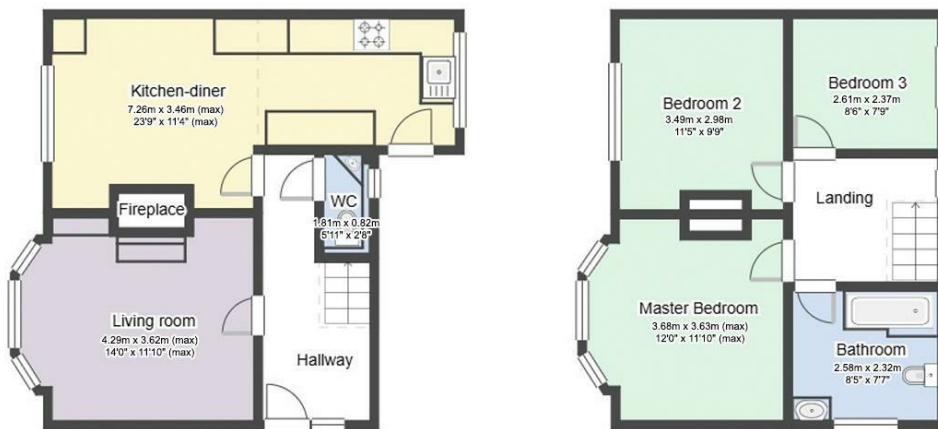
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds 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.

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This floorplan is for illustrative purposes only.

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