

HoldenCopley

PREPARE TO BE MOVED

Fairham Close, Ruddington, Nottinghamshire NG11 6BE

Guide Price £300,000

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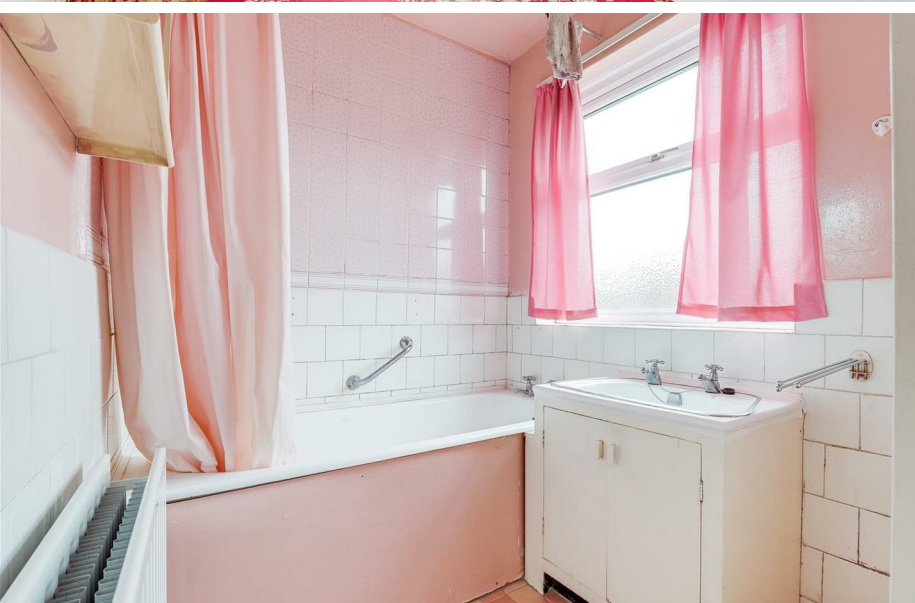
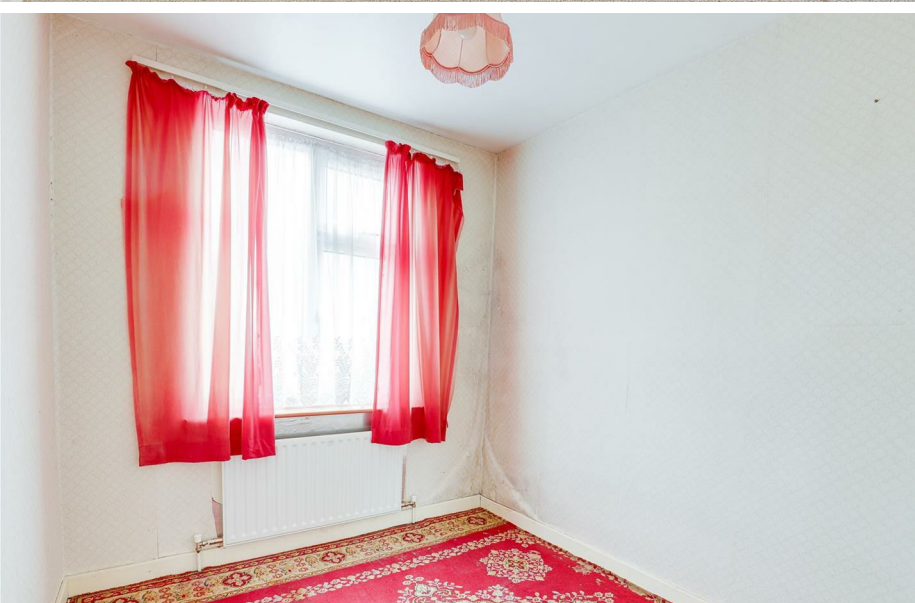
GUIDE PRICE - £300,000 - £325,000

NO UPWARD CHAIN...

This three-bedroom detached house offers a delightful blend of comfort, functionality and abundant potential. Situated in a desirable location within close proximity to various local amenities and facilities including Rushcliffe Country Park, excellent school catchments, transport services and commuting links, this home presents a fantastic opportunity to create a personalized haven tailored to your unique lifestyle. Upon entering, you are greeted by an inviting entrance hall. The ground floor encompasses a spacious dining room, providing an ideal space for family meals and entertaining guests. Adjacent to the dining room, you'll find a cozy living room, perfect for relaxation and creating lasting memories with loved ones. The well-appointed kitchen offers ample room for culinary adventures and culinary creativity. Ascending to the first floor, you'll discover three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The two-piece bathroom suite adds convenience to your daily routine, while the separate W/C provides added practicality for a bustling household. Externally, the property features a driveway and garage, ensuring convenient parking for multiple vehicles. The private enclosed garden presents an excellent opportunity to create a serene outdoor sanctuary. One notable advantage of this property is its plentiful potential. With your creative vision, this house can be transformed into a truly unique and personalized living space that perfectly suits your needs and style. Whether it's remodeling the interior, expanding the living areas or enhancing the outdoor space, the possibilities are endless. Additionally, this property is offered with no upward chain, streamlining the buying process and allowing for a swift and hassle-free transition into your new home.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Private Enclosed Garden
- Driveway & Garage
- No Upward Chain
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'3" x 14'2" (1.93m x 4.33m)

The entrance hall has carpeted stairs, a radiator and a single UPVC door with a stained glass insert providing access into the accommodation

Dining Room

12'0" x 13'4" (3.66m x 4.08m)

The dining room has wooden flooring, a feature fireplace, a radiator, coving to the ceiling and a box bay window to the front elevation

Living Room

12'11" x 10'11" (3.94m x 3.33m)

The living room has carpeted flooring, a radiator, coving to the ceiling and a window to the rear elevation

Kitchen

7'4" x 10'5" (2.26m x 3.18m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor hood, space for a fridge, space and plumbing for a washing machine, space and plumbing for a dishwasher, a pantry, tiled splashback, a window to the rear elevation and a single door providing access to the rear garden

FIRST FLOOR

Landing

3'10" x 10'5" (1.19m x 3.20m)

The landing has carpeted flooring, an obscure window to the side elevation and provides access to the first floor accommodation

Bedroom One

13'8" x 10'10" (4.19m x 3.32m)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling and a box bay window to the front elevation

Bedroom Two

12'10" x 10'11" (3.93m x 3.33m)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling and a window to the rear elevation

Bedroom Three

7'5" x 7'7" (2.27m x 2.33m)

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

Bathroom

7'4" x 5'6" (2.25m x 1.69m)

The bathroom has a vanity-style wash basin, a panelled bath with an electric shower fixture, in-built storage cupboards, a radiator and an obscure window to the rear elevation

W/C

4'6" x 2'6" (1.39m x 0.77m)

This space has a low-level flush W/C, a radiator and an obscure window to the side elevation

OUTSIDE

Front

To the front of the property is lawn and a driveway with access to the garage providing ample off-road parking

Rear

To the rear of the property is a private enclosed garden with a stone paved seating area, a lawn, a range of mature plants and shrubs and panelled fencing

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

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.

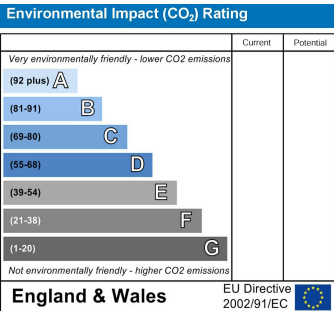
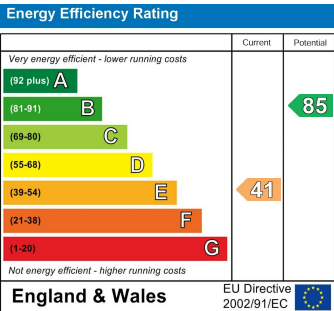
The vendor has advised the following:

Property Tenure is Freehold

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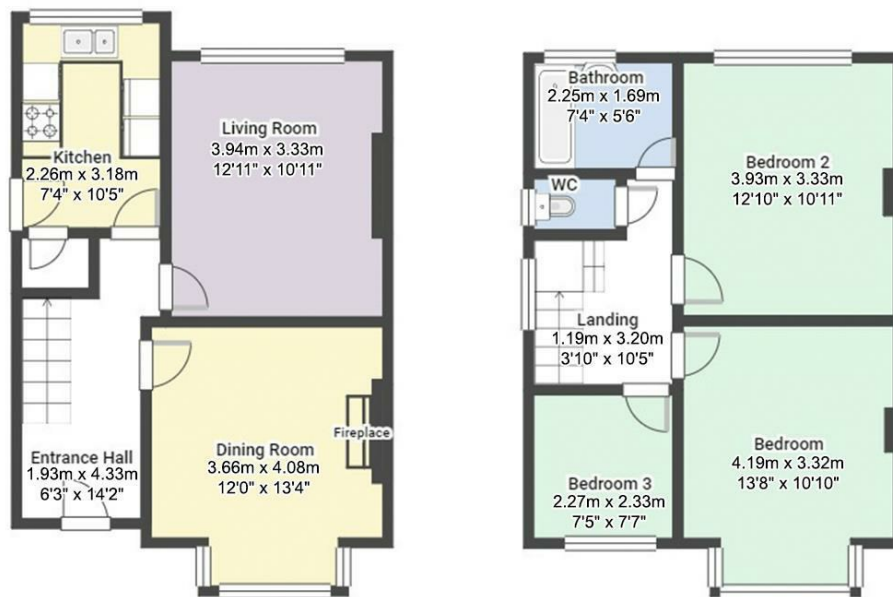
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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