

HoldenCopley

PREPARE TO BE MOVED

Elizabeth Drive, Edwalton, Nottinghamshire NG12 4LG

Guide Price £280,000 - £300,000

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IDEAL FOR FIRST-TIME BUYERS....

Ideal for first-time buyers, this stunning two-bedroom semi-detached house is located in a sought-after area with easy access to local amenities, hospitals, countryside walks, and excellent transport and commuting links. Upon entering, you're welcomed by an entrance hall that provides access to the bright open-plan living area, which includes a modern fitted kitchen, perfect for everyday living and entertaining. There is also a ground floor W/C for added convenience. Upstairs, there are two generously sized double bedrooms and a stylish three-piece bathroom suite, offering comfortable and well-proportioned accommodation. Outside, the property benefits from on-street parking to the front, while the rear garden provides a pleasant outdoor space with a lawn, patio, and gravel seating area.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Open-Plan Reception Room
- Modern Kitchen
- Ground-Floor W/C
- Stylish Bathroom
- Off-Road Parking
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'10" x 5'11" (1.79m x 1.81m)

The entrance hall has laminate wood-effect flooring, a radiator and a single composite door providing access into the accommodation.

W/C

3'5" x 5'1" (1.06m x 1.55m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, an extractor fan and laminate wood-effect flooring.

Open-Plan Living & Kitchen Area

26'3" x 13'4" (8.01m x 4.07m)

The kitchen has a range of fitted base and wall units with a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas ring hob and a washing machine, recessed spotlights a radiator, laminate wood-effect flooring and a UPVC double-glazed window to the front elevation. The living area has laminate wood-effect flooring, carpeted stairs, an in-built storage cupboard, partially panelled walls, a UPVC double-glazed window to the side elevation and double French opening out to the rear garden.

FIRST FLOOR

Landing

6'9" x 7'6" (2.07m x 2.31m)

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

Master Bedroom

11'8" x 13'4" (3.56m x 4.07m)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard, partially panelled walls and a UPVC double-glazed window to the rear elevation.

Bedroom Two

9'3" x 13'3" (2.84m x 4.06m)

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

Bathroom

6'3" x 6'9" (1.91m x 2.08m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for two cars, gated access to the rear garden, courtesy lighting and a garden area with a lawn and shrub boundaries.

Rear

To the rear is an enclosed garden with a paved patio area, a gravel area, a lawn, plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – OFNL, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest

- download speed at 1800Mbps & Highest upload speed at 900Mbps
- Phone Signal – Good coverage of Voice 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

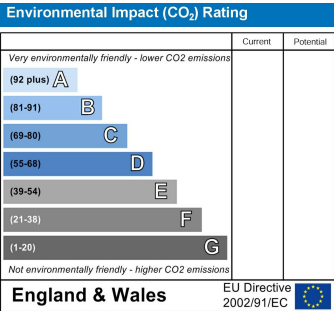
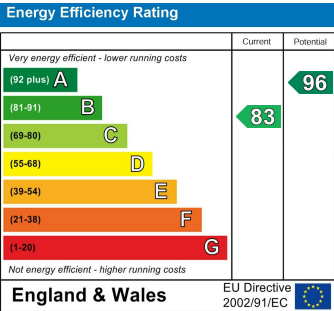
Council Tax Band Rating - Rushcliffe Borough Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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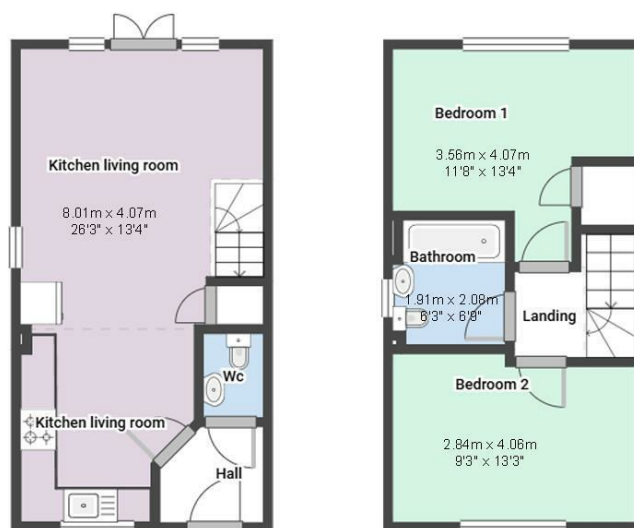
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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