

# HoldenCopley

PREPARE TO BE MOVED

Green Acre, Edwalton, Nottinghamshire NG12 4BE

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Guide Price £280,000



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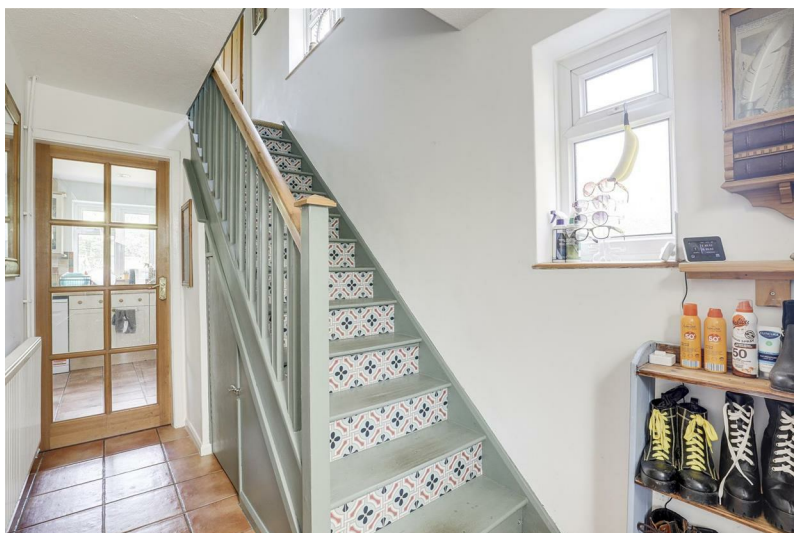


GUIDE PRICE £280,000-£300,000

LOCATION LOCATION LOCATION...

Located in the sought-after area of Edwalton, this three-bedroom semi-detached house offers the perfect blend of character and modern living – ideal for families. Positioned close to top-rated schools, excellent transport links, and a range of local amenities and shops, the property is well-connected while enjoying a peaceful setting. Upon entering the property, you're welcomed by a useful porch and an entrance hall, leading into a bow-fronted living room featuring an original fireplace. To the rear, there is a spacious and well-appointed fitted kitchen-diner fitted with ample worktop space and units for storage and sliding patio doors that open out to the garden – perfect for indoor-outdoor living. Upstairs, the first floor offers three bedrooms, serviced by a three-piece family bathroom suite, along with access to a boarded loft, providing valuable storage or potential for further development. Outside, the front of the property benefits from on-street parking and a lawned garden, while the rear boasts a private and enclosed garden with a paved patio area, and a garden shed – ideal for summer entertaining. The property also features owned solar panels, offering energy efficiency and cost savings. This home is the perfect opportunity for a family looking to settle in a desirable location, combining comfort, practicality, and energy-efficient living.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Reception Room With Original Fireplace
- Well Appointed Fitted Kitchen-Diner
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Sought After Location
- Close To Local Amenities
- Owned Solar Panels
- Must Be Viewed











GROUND FLOOR

Porch

6’3" x 4’11" (1.91m x 1.51m)

The porch has UPVC double-glazed windows to the front and side elevations, tiled flooring, a polycarbonate roof and a single UPVC door providing access into the accommodation.

Entrance Hall

11’10" x 5’9" (3.63m x 1.77m)

The entrance hall has a UPVC double-glazed obscure window to the side elevation, tiled flooring, a radiator and an under the stairs cupboard.

Living Room

14’4" x 11’10" (4.37m x 3.61m)

The living room has a UPVC double-glazed bow window to the front elevation, wooden flooring, a radiator and an original fireplace.

Kitchen-Diner

20’6" max x 10’0" (6.26m max x 3.06m)

The kitchen-diner has a range of fitted base and wall units with worktops, an integrated double oven, a sink and a half with a drainer, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, tiled flooring, partially tiled walls, a radiator, a built-in cupboard, recessed spotlights, UPVC double-glazed windows to the rear elevation and sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

8’10" x 5’11" (2.71m x 1.81m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, a built-in cupboard, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

14’5" max x 9’11" (4.41m max x 3.04m)

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

Bedroom Two

14’5" max x 10’5" (4.41m max x 3.18m)

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

Bedroom Three

10’8" max x 7’6" (3.27m max x 2.30m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bathroom

8’1" x 5’5" (2.48m x 1.67m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower and glass shower screen, tiled flooring and walls, a radiator, recessed spotlights and UPVC double-glazed obscure windows to the rear and side elevations.

OUTSIDE

Front

To the front is on street parking, a garden with a lawn, courtesy lighting and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a paved patio area, an outdoor tap, raised wooden planters and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 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 – It is in a clean air zone and there is a covenant to prevent its use for the sale of alcohol

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.

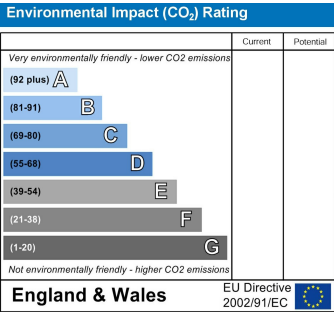
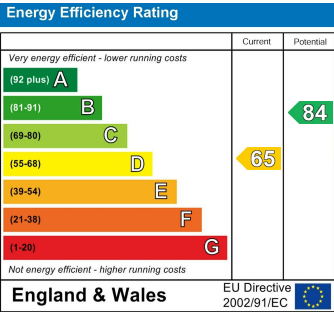
The vendor has advised the following:

Property Tenure is Freehold

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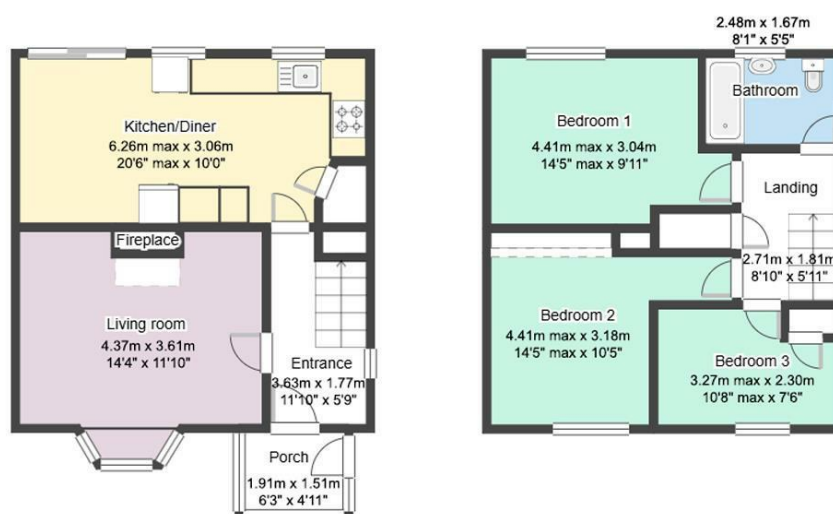
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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# Green Acre, Edwalton, Nottinghamshire NG12 4BE



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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## 01156712555

### 2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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