

# HoldenCopley

PREPARE TO BE MOVED

Coralin Place, Edwalton, Nottinghamshire NG12 4LS

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£290,000

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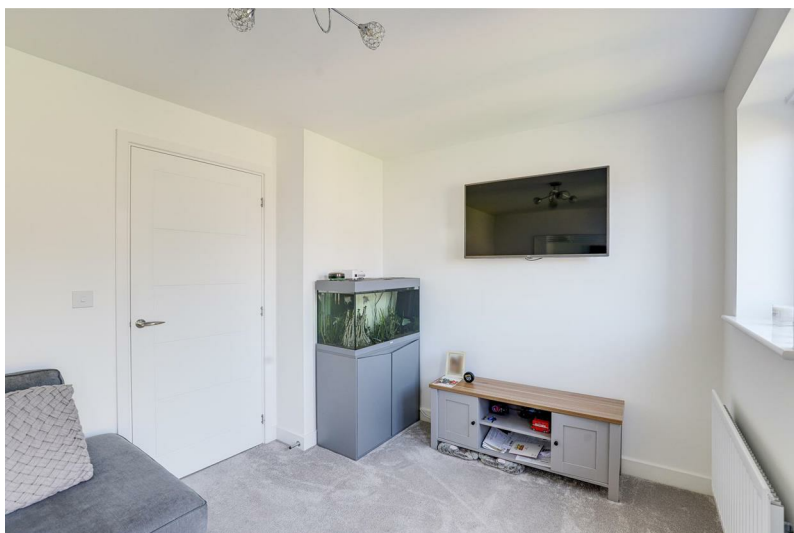


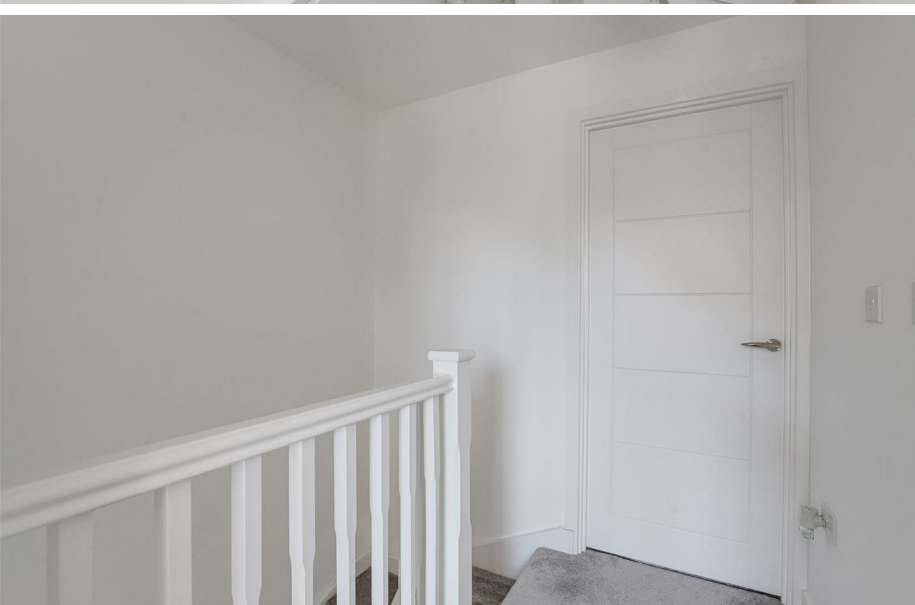


## NO UPWARD CHAIN...

A well- presented semi-detached house, ideally located within a modern development in a highly sought-after area. Perfectly positioned with easy access to local shops, amenities, and the popular Sharp Hill Wood just a short walk away, this property offers a fantastic opportunity for a range of buyers and is being sold with no upward chain. The ground floor comprises a welcoming entrance hall with a convenient W/C, a fitted kitchen, and a spacious living room featuring French doors that open onto the rear garden, providing a bright and airy feel. Upstairs, there are two well-proportioned double bedrooms and a modern three-piece bathroom suite. Externally, the front of the property benefits from a slate-gravelled planted area, a lawn, an electric vehicle charging point, a driveway providing off-road parking for two vehicles, and gated access to the rear garden. The rear garden is fully enclosed and features a patio area, lawn, fence panelled boundaries, and an outside tap, offering an ideal space for outdoor entertaining and family life. This property combines contemporary living with a convenient location, making it a must-see for anyone looking for a ready-to-move-in home in a desirable neighbourhood.

## MUST BE VIEWED





- Semi Detached House
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Off-Street Parking for Two Vehicles
- An Electrical Vehicle Charging Point
- Enclosed Rear Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

14'11" max x 6'5" (4.56m max x 1.97m)

The entrance hall has wood-effect flooring, carpeted flooring, a radiator, an in-built cupboard, and a composite door providing access into the accommodation.

W/C

5'5" x 2'9" (1.67m x 0.85m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiators, an extractor fan, and wood-effect flooring.

Kitchen

14'11" x 6'6" (4.55m x 2.00m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, recessed spotlights, space for a dining table, wood-effect flooring, and a UPVC double glazed window to the front elevation.

Living Room

13'3" max x 8'10" (4.05m max x 2.71m)

The living room has a UPVC double glazed window to the rear elevation, a radiator, a TV point, carpeted flooring, and French doors opening to the rear garden.

FIRST FLOOR

Landing

6'5" x 3'2" min (1.98m x 0.98m min)

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

Bedroom One

13'3" x 9'3" (4.05m x 2.82m)

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

Bedroom Two

13'3" max x 7'9" (4.05m max x 2.38m)

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

Bathroom

6'5" x 6'3" (1.96m x 1.93m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture and shower screen, a chrome heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a slate gravelled planted area, a lawn, an electrical vehicle charging point, a driveway for two vehicles, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with an outside tap, a patio area, a lawn, and a fence panelled boundary.

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 1800Mbps and Upload Speed 900Mbps

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 Bourgh 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.

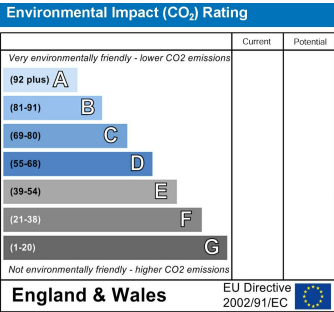
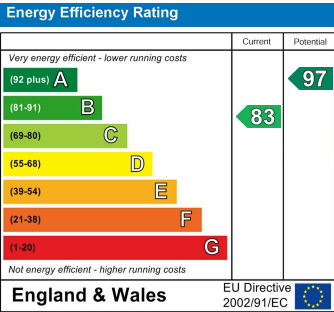
The vendor has advised the following:

Property Tenure is Freehold

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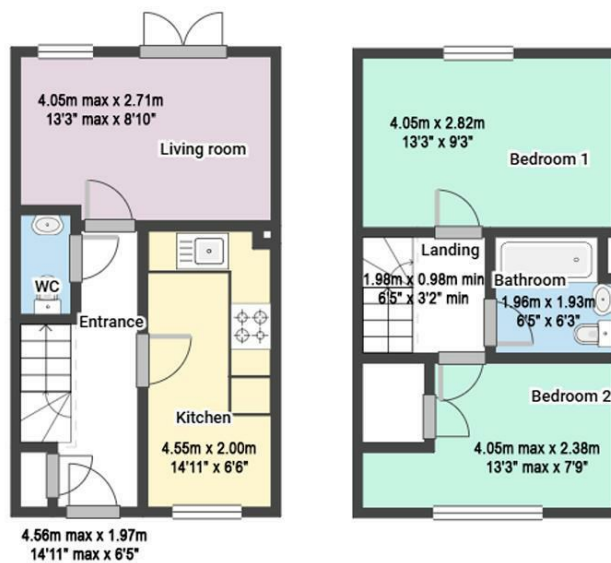
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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## Coralin Place, Edwalton, Nottinghamshire NG12 4LS

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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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# 01156712555

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

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

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