

HoldenCopley

PREPARE TO BE MOVED

Bracadale Road, Rise Park, Nottinghamshire NG5 5EF

£260,000

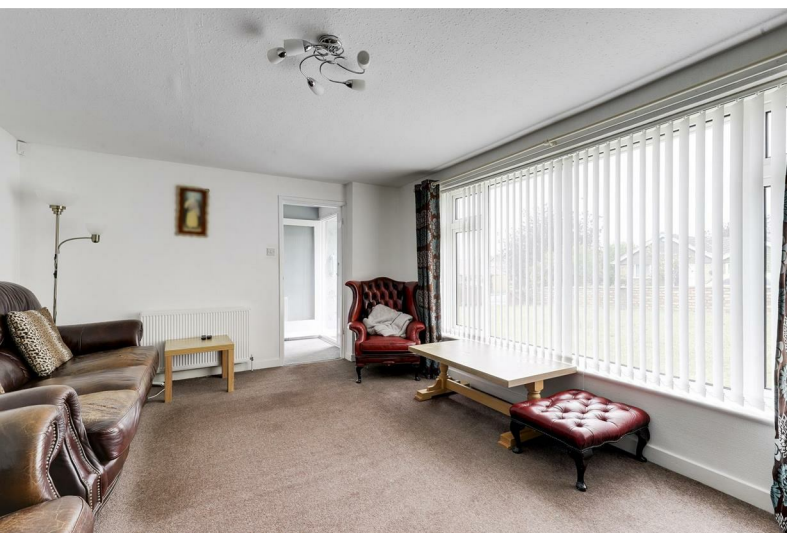
Bracadale Road, Rise Park, Nottinghamshire NG5 5EF

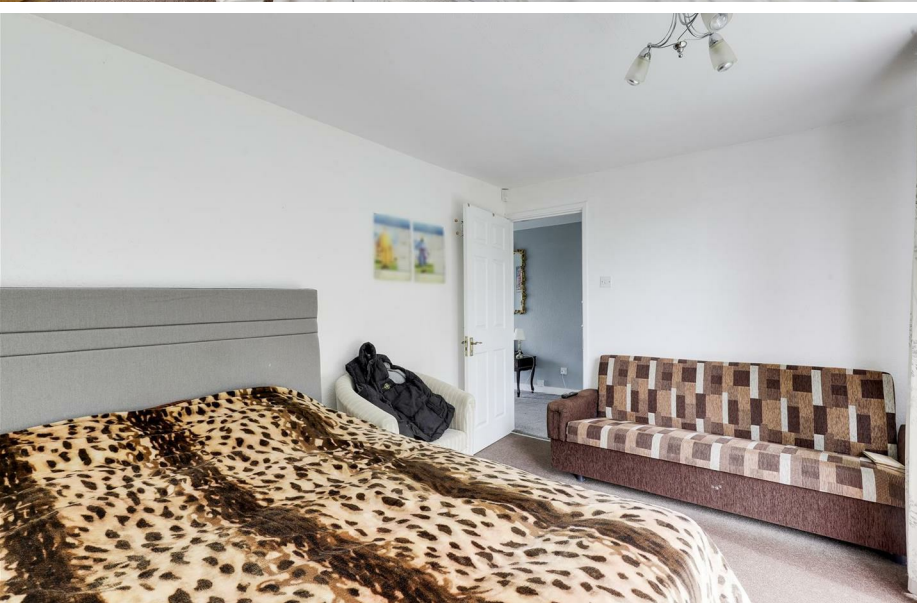
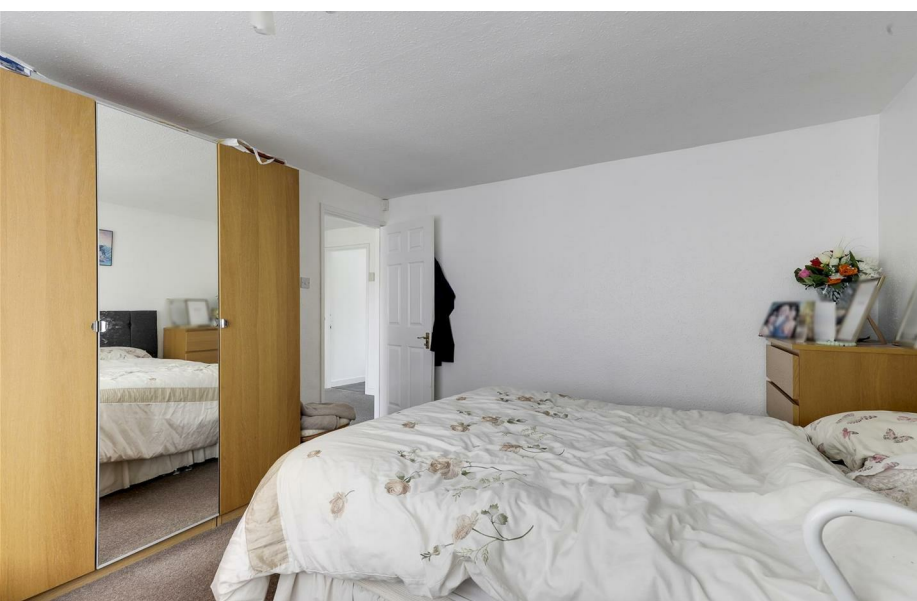


NO UPWARD CHAIN...

Offered to the market with no upward chain, this two-bedroom detached bungalow is ideal for a wide range of buyers, from those looking to downsize to first-time purchasers or investors. Positioned in a popular and convenient location, the property is within easy reach of local amenities including shops, schools, and excellent transport links. Internally, the accommodation comprises an entrance hall that leads into a spacious living room, a fitted kitchen suited to your culinary needs, two generously sized double bedrooms, and a three-piece bathroom suite. Externally, the property has a driveway providing off-road parking, access to a garage, and a front garden area laid to lawn with established plants and shrubs. To the rear, you'll find a private and enclosed garden featuring a patio seating area, a lawned section, and an array of mature trees, plants, and shrubs, offering a peaceful space to enjoy the outdoors.

MUST BE VIEWED!





- Detached Bungalow
- Two Double Bedroom
- Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Porch

5'4" x 2'10" (1.65 x 0.87)

The porch has tiled flooring and a sliding patio door providing access into the accommodation.

Entrance Hall

13'6" x 5'6" (4.13 x 1.68)

The entrance hall has carpeted flooring, a radiator, an in-built storage cupboard, access to the loft, a single-glazed obscure window to the front elevation and a single door providing access to the porch.

Living Room

16'7" x 12'2" (5.08 x 3.73)

The living room has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Kitchen

13'5" x 9'5" (4.10 x 2.88)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas ring hob, extractor fan, space and plumbing for a washing machine and tumble dryer, an in-built storage cupboard, partially tiled walls, a wall-mounted boiler, a radiator, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the side of the property.

Master Bedroom

12'1" x 12'0" (3.69 x 3.66)

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

Bedroom Two

11'8" x 9'6" (3.58 x 2.92)

The second bedroom has carpeted flooring, a radiator and sliding patio doors opening out to the rear garden.

Bathroom

8'4" x 6'3" (2.55 x 1.93)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, partially tiled walls, a radiator, vinyl flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden, a lawn with shrubs, fence panelling and brick-wall boundaries.

Rear

To the rear of the property is an enclosed private garden with a patio seating area, a lawn mature trees, 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 – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

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 - Nottingham City Council - Band C

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.

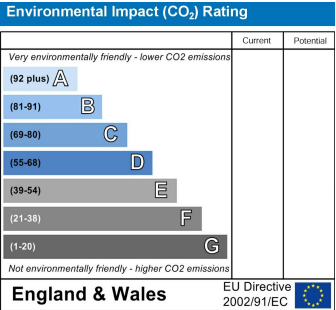
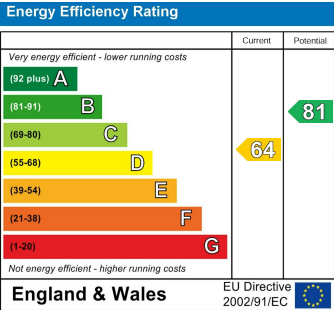
The vendor has advised the following:

Property Tenure is Freehold

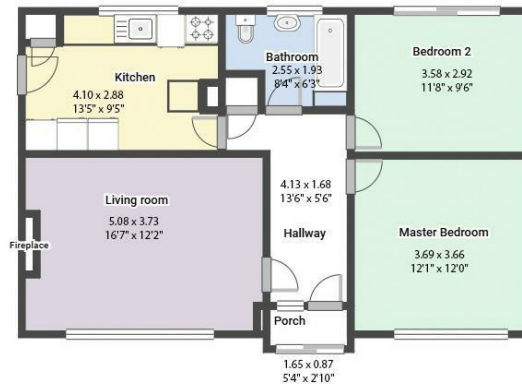
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Bracadale Road, Rise Park, Nottinghamshire NG5 5EF



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.