

HoldenCopley

PREPARE TO BE MOVED

Orange Gardens, Meadows, Nottinghamshire NG2 2JE

Asking Price £180,000

GREAT FIRST TIME BUY...

This two bedroom semi detached house would perfect purchase for any first time buyers as it offers spacious accommodation and is well presented throughout. The property benefits from being situated in a convenient location providing great access to local amenities, shops, excellent transport links into the City Centre, Nottingham train station and a short walk from the sought after area of West Bridgford.

To the ground floor is an entrance hall, a kitchen/diner, a spacious living room and a ground floor W/C and to the second floor are two double bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a driveway providing ample off road parking and to the rear is a generous sized garden.

MUST BE VIEWED



- Semi Detached
- Two Bedrooms
- Kitchen/Diner
- Spacious Living Room
- Ground Floor W/C
- Driveway
- Well Presented Throughout
- Generous Sized Garden
- Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

Entrance Hall

4'3" x 10'5" (1.3 x 3.2)

The entrance hall has carpeted flooring, a wall mounted radiator, a wall mounted thermostat and provides entrance into the accommodation

Kitchen

10'5" x 13'1" (3.2 x 4.0)

The kitchen has laminate flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink and a half with mixer taps and a drainer, an integrated oven with a gas hob and extractor hood, an integrated washing machine, an integrated dishwasher, space for a dining table and a UPVC double glazed window to the front elevation

W/C

4'11" x 2'11" (1.5 x 0.9)

This space has laminate flooring, a wall mounted radiator, a low level flush W/C, a corner fitted pedestal wash basin and an extractor fan

Living Room

12'9" x 13'9" (3.9 x 4.2)

The living room has carpeted flooring, a wall mounted radiator, a TV point and UPVC double glazed French doors to the rear elevation

FIRST FLOOR

Landing

6'10" x 5'2" (2.1 x 1.6)

The landing has carpeted flooring, a wall mounted radiator, a loft hatch and provides access to the first floor accommodation

Master Bedroom

9'2" x 10'9" (2.8 x 3.3)

The main bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard and UPVC double glazed windows to the front elevation

Bathroom

6'10" x 6'10" (2.1 x 2.1)

The bathroom has partially tiled walls, a wall mounted radiator, a low level flush W/C, a pedestal sink with tiled splashback, a panelled bath with a wall mounted shower, an extractor fan and a UPVC double glazed obscure window to the side elevation

Bedroom Two

14'1" x 9'2" (4.3 x 2.8)

The second bedroom has carpeted flooring, a wall mounted radiator, a wall mounted thermostat and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway providing ample off road parking for two cars, a range of plants and shrubs and gated access to the rear elevation

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, panelled fencing and courtesy lighting

DISCLAIMER

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Approx. Gross Internal Area of the Ground floor:
347.35 Sq Ft - 32.27 Sq M
Approx. Gross Internal Area of the Entire Property:
693.95 Sq Ft - 64.47 Sq M



Approx. Gross Internal Area of the 1st floor:
346.6 Sq Ft - 32.2 Sq M
Approx. Gross Internal Area of the Entire Property:
693.95 Sq Ft - 64.47 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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