

# HoldenCopley

PREPARE TO BE MOVED

Holloway Close, East Bridgford, Nottinghamshire NG13 8NG

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**Guide Price £100,000 - £120,000**



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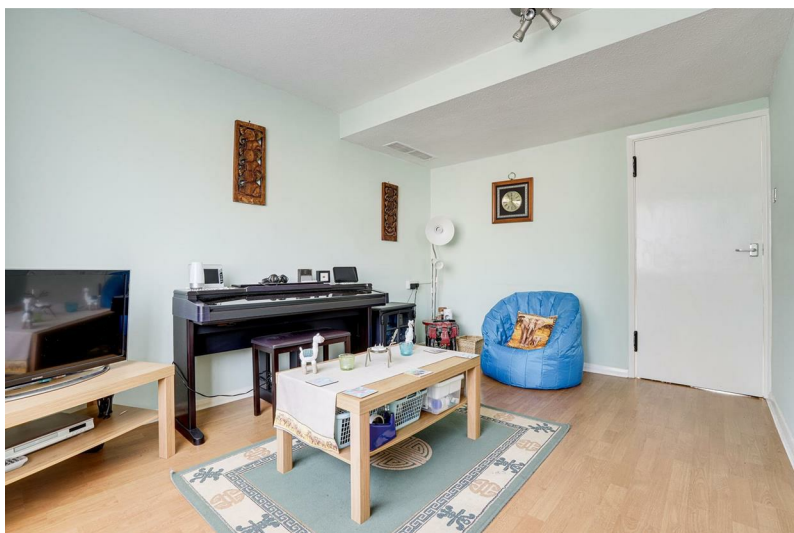


GUIDE PRICE: £100,000 - £110,000

PERFECT FIRST-TIME BUY...

This charming two-bedroom maisonette presents itself as the quintessential choice for both first-time buyers and astute investors. Nestled in a tranquil cul-de-sac within the idyllic village of East Bridford, this property offers a delightful blend of modern comfort and scenic serenity. As an added bonus, the kitchen has been replaced, ensuring a seamless move-in experience. Boasting lovely views of open fields, this maisonette provides an inviting retreat from the bustling world. Its location along the A46 ensures effortless commuting, making it a practical choice for those seeking both tranquility and convenience. Upon crossing the threshold, you're greeted by an inviting entrance hall that beckons you further into this delightful abode. The fitted kitchen, tastefully updated, awaits your culinary adventures, while the generously sized living and dining room promises ample space for relaxation and entertaining. Ascending the staircase, you'll discover two spacious double bedrooms, offering cosy sanctuaries for restful nights. These rooms are thoughtfully serviced by a well-appointed bathroom suite, epitomising convenience. Outdoor amenities include a practical outhouse for storage, catering to your organisational needs, and a shared garden that beckons for picnics, gardening, or simply basking in the natural beauty that surrounds.

MUST BE VIEWED







- Top Floor Maisonette
- Two Double Bedrooms
- Spacious Living & Dining Room
- Fitted Breakfast Kitchen
- Three-Piece Bathroom Suite
- Outhouse For Storage
- Shared Garden
- Lovely Open Field Views
- Quiet Cul-De-Sac
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

10'5" x 6'6" (max) (3.20m x 1.99m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed window and a single UPVC door providing access into the accommodation

### Kitchen

11'0" x 10'1" (max) (3.37m x 3.08m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a stainless steel sink with taps and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, tiled flooring and a UPVC double-glazed window

### Living & Dining Room

19'10" x 13'1" (max) (6.05m x 3.99m (max))

The living room has wood-effect flooring, two radiators, a TV point and two UPVC double-glazed windows

## FIRST FLOOR

### Landing

13'8" x 6'5" (max) (4.17m x 1.97m (max))

The landing has a UPVC double-glazed window, carpeted flooring, a radiator and provides access to the first floor accommodation

### Bedroom One

13'1" x 10'4" (max) (4.00m x 3.15m (max))

The first bedroom has a UPVC double-glazed window, wood-effect flooring and a radiator

### Bathroom

8'11" x 6'4" (max) (2.74m x 1.95m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture and a shower screen, partially tiled walls, an in-built cupboard, a heated towel rail, wood-effect flooring and a UPVC double-glazed window

### Bedroom Two

13'2" x 9'2" (max) (4.02m x 2.81m (max))

The second bedroom has a UPVC double-glazed window, carpeted flooring, access to the loft and a radiator

## OUTSIDE

Outside there is an outhouse

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band A  
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:

Service Charge in the year marketing commenced (£PA): £1554.24

Ground Rent in the year marketing commenced (£PA): £0

Property Tenure is Leasehold. Term: 125 years from 1 April 1988 -

Term remaining 90 years.

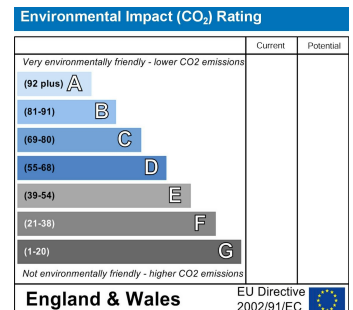
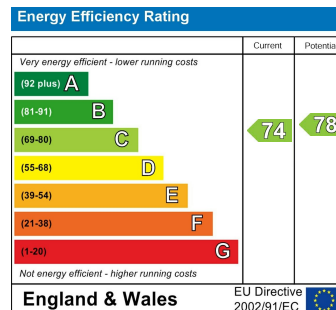
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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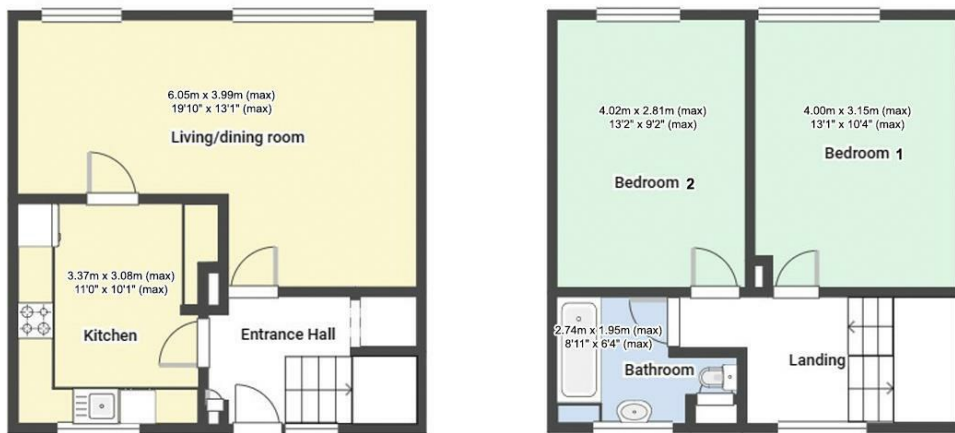
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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# Holloway Close, East Bridgford, Nottinghamshire NG13 8NG

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

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