

HoldenCopley

PREPARE TO BE MOVED

Avon Gardens, West Bridgford, Nottinghamshire NG2 6BP

Asking Price £280,000

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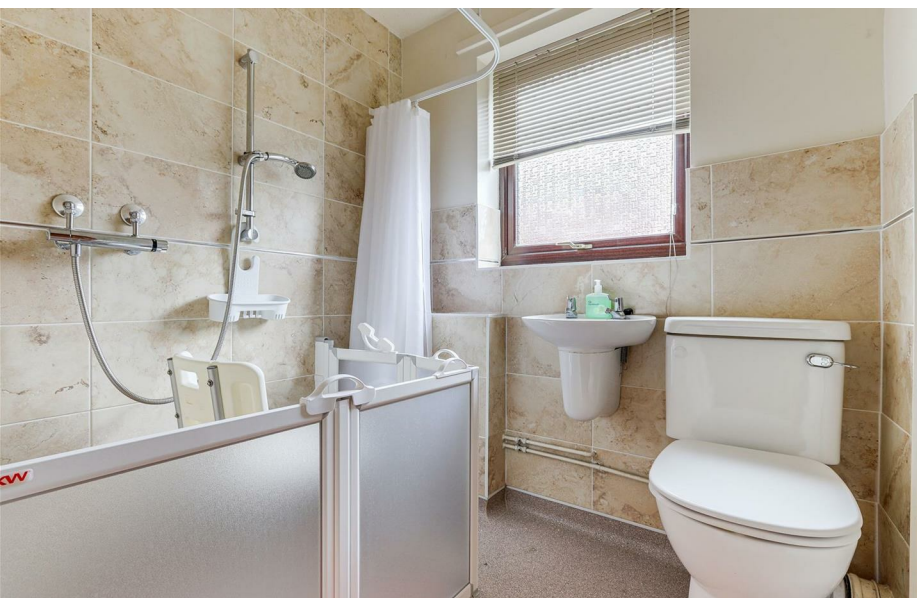


NO UPWARD CHAIN...

Nestled in the highly coveted West Bridgford area, this charming two-bedroom detached bungalow presents a fantastic opportunity. This location is within close proximity to Nottingham City Centre, while still offering a tranquil and family-friendly atmosphere, making it a highly desirable place to call home. Known for its picturesque parks and green spaces, creating a wonderful quality of life for residents. With the added benefit of no upward chain, this property exudes potential and space throughout. As you step inside, you are greeted by a welcoming porch that leads you into the spacious entrance hall. The heart of the home boasts a generous living room bathed in natural light, creating a warm and inviting ambiance. The modern fitted kitchen is a chef's dream, equipped with all the amenities required for culinary excellence. A convenient wet room adds a touch of luxury to your daily routine. The two well-appointed bedrooms feature a range of fitted wardrobes, offering ample storage and a stylish touch. A delightful conservatory beckons, providing an idyllic space to relax and enjoy the outdoors from the comfort of your home. Outside, a driveway at the front ensures easy parking, while the rear boasts a private low-maintenance garden with a welcoming patio area. This property is a true gem in the sought-after West Bridgford locale, combining comfort, convenience, and limitless potential in one stunning package.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms With Fitted Storage
- Spacious Living Room
- Modern Fitted Kitchen
- Wet Room
- Conservatory & Side Porch
- Low Maintenance Garden With Two Sheds
- Off-Road Parking
- Sought-After Location
- Sold As Seen





ACCOMMODATION

Porch

8'11" x 5'3" (2.74m x 1.61m)

The porch has carpeted flooring, a polycarbonate roof, exposed brick walls, a range of UPVC double-glazed obscure windows to the side elevation, and two single UPVC doors providing access to the front and rear gardens.

Entrance Hall

5'6" x 3'2" (1.69m x 0.97m)

The entrance hall has carpeted flooring, a radiator, an in-built storage cupboard, and a single UPVC door providing access into the accommodation.

Living Room

17'2" x 13'2" (max) (5.24m x 4.03m (max))

The living room has a double-glazed square bow window to the front elevation, carpeted flooring, two radiators, a feature fireplace with a decorative surround, coving to the ceiling, and a TV point.

Kitchen

12'2" x 7'10" (max) (3.71m x 2.41m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, a gas hob with an extractor fan, wood-effect splashback, a freestanding fridge freezer, space and plumbing for a washing machine, vinyl flooring, partially tiled walls, an in-built pantry cupboard, a double-glazed window to the side elevation, and a single door into the porch.

Corridor

4'11" x 2'11" (1.52m x 0.90m)

The corridor has carpeted flooring, and access to the loft.

Wet Room

6'6" x 5'8" (1.99m x 1.74m)

This space has a low level flush W/C, a wall-mounted wash basin, a mains-fed shower, vinyl flooring, partially tiled walls, a radiator, and a double-glazed obscure window to the side elevation.

Bedroom One

13'6" x 10'0" (4.14m x 3.05m)

The first bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator, and a range of fitted furniture including wardrobes, over-the-bed storage cupboards, and drawers.

Bedroom Two

8'11" x 8'4" (max) (2.72m x 2.56m (max))

The second bedroom has carpeted flooring, a radiator, fitted wardrobes with over-the-bed storage cupboards, and a single door leading into the conservatory.

Conservatory

10'0" x 6'7" (3.06m x 2.03m)

The conservatory has tiled flooring, a radiator, exposed brick walls, a UPVC double-glazed ceiling, a range of UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the rear garden.

OUTSIDE

Front

To the front of the property is a driveway, courtesy lighting, and gated access to a low maintenance garden.

Rear

To the rear of the property is a private low maintenance garden with paved patio areas, a range of plants and shrubs, a metal shed, a wooden shed, and fence panelled boundaries.

DISCLAIMER

Please note that this property will be sold as seen, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

Council Tax Band Rating - Rushcliffe Borough 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.

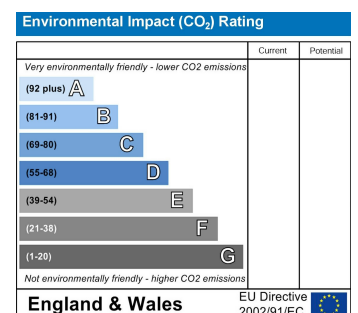
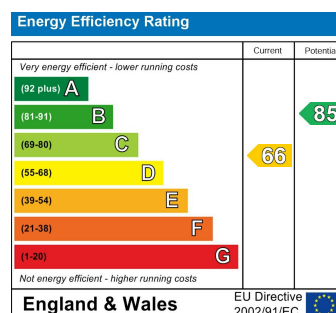
The vendor has advised the following:

Property Tenure is Freehold

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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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