

HoldenCopley

PREPARE TO BE MOVED

Trent Lane, Meadow Lane, Nottinghamshire NG2 4DL

Guide Price £260,000

Trent Lane, Meadow Lane, Nottinghamshire NG2 4DL



LOCATION, LOCATION, LOCATION...

GUIDE PRICE - £260,000 - £280,000

Nestled just two miles from the vibrant heart of West Bridgford and less than two miles from the bustling City Centre, this modern three-bedroom townhouse offers a contemporary lifestyle with the added allure of stunning river views along the nearby riverside front. Spread across three floors, the residence exudes sophistication and functionality. The ground floor welcomes you with a delightful modern fitted kitchen adorned with integrated appliances, complemented by a utility room and a convenient W/C. Ascending to the first floor unveils a generously sized living room with access to a sun-soaked balcony, perfect for enjoying the scenic surroundings. This level also accommodates a well-appointed bedroom and a family bathroom suite. The second floor hosts two double bedrooms, one of which boasts an en-suite bathroom. The exterior presents a front driveway and a low-maintenance garden to the rear, providing both convenience and tranquility. Adding to its appeal, the property is equipped with solar panels as part of a community scheme, coupled with the assurance of a new build guarantee. This townhouse harmoniously blends modern living, scenic beauty, and eco-conscious features for a truly desirable residence.

MUST BE VIEWED





- Three-Storey Townhouse
- Three Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- NO CHAIN
- Living Room With Balcony
- Bathroom & En-Suite
- Solar Panels
- Low Maintenance Garden
- Driveway
- Sought-After Location





GROUND FLOOR

Entrance Hall

7'9" x 3'9" (2.38m x 1.16m)

The entrance hall has two radiators, carpeted flooring, and a single door providing access into the accommodation.

Utility W/C

7'1" x 7'5" (2.16m x 2.27m)

The utility room has a base unit with a fitted worktop, a low level dual flush W/C, a wall-mounted wash basin, partially tiled walls, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed window to the front elevation.

Kitchen

11'4" x 13'1" (3.47m x 4.00m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a movable swan neck mixer tap and drainer, an integrated dishwasher, an integrated double oven, a ceramic hob with an extractor fan, an integrated fridge freezer, an integrated washing machine, space for a dining table, a radiator, recessed spotlights, and a sliding patio door providing access to the rear garden.

FIRST FLOOR

Landing

6'2" x 11'4" (1.88m x 3.47m)

The landing has carpeted flooring, a radiator, recessed spotlights, and provides access to the first floor accommodation.

Living Room

13'3" x 11'4" (4.04m x 3.46m)

The living room has carpeted flooring, a radiator, and a sliding patio door opening out onto a balcony.

Bedroom Three

9'0" x 5'7" (2.75m x 1.71m)

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

Bathroom

7'9" x 5'2" (2.37m x 1.60m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a panelled bath with a handheld shower head, a chrome heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, a radiator, recessed spotlights, an in-built cupboard, and provides access to the second floor accommodation.

Bedroom One

9'1" x 11'3" (2.78m x 3.45m)

The first bedroom has carpeted flooring, a radiator, a full-height UPVC double-glazed window to the front elevation, and double doors opening out onto a balcony area.

Bedroom Two

11'3" x 13'4" (3.45m x 4.07m)

The second bedroom has carpeted flooring, a radiator, a full height UPVC double-glazed window to the rear elevation, and access into the en-suite.

En-Suite

3'6" x 7'10" (1.07m x 2.41m)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin,

a double walk-in shower enclosure with a mains-fed shower, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is a block-paved driveway with courtesy lighting.

Rear

To the rear of the property is an enclosed garden with a patio and slate-chipped area, various plants, and fence panelled boundaries.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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:

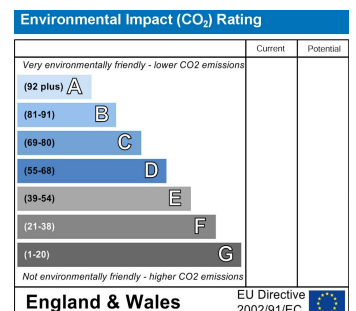
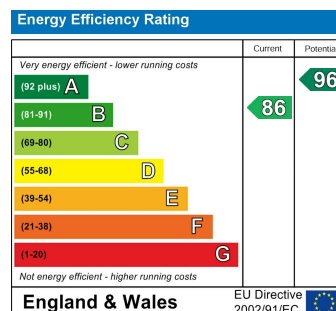
Property Tenure is Freehold

Service Charge: £245.02 Annually with an overall increase of 2.51% increase this year.

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.



Trent Lane, Meadow Lane, Nottinghamshire NG2 4DL

HoldenCopley
PREPARE TO BE MOVED



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

01156712555

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

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.