

HoldenCopley

PREPARE TO BE MOVED

Cranford Gardens, West Bridgford, Nottinghamshire NG2 7SE

Guide Price £375,000 - £385,000

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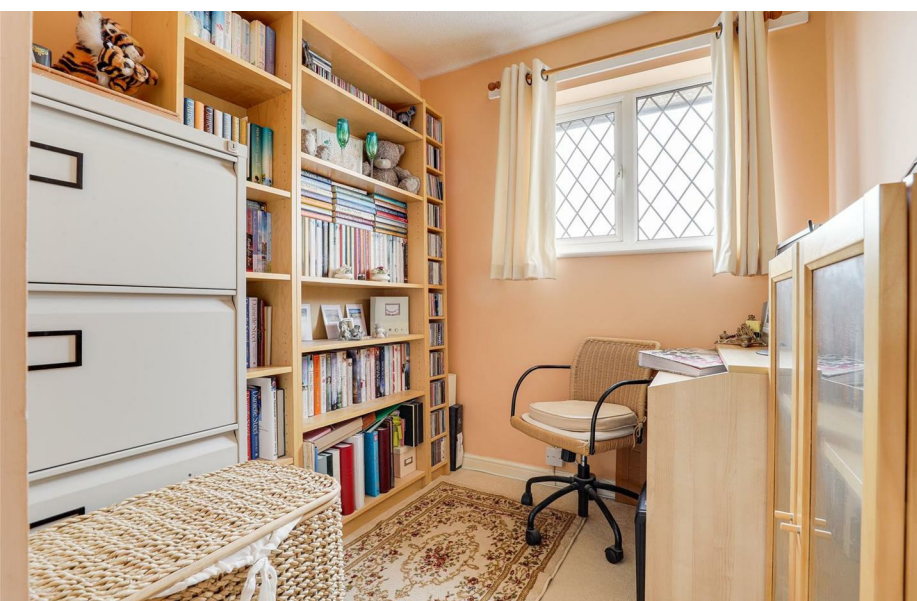
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LOCATION, LOCATION, LOCATION...

Welcome to this charming three-bedroom detached house, a perfect canvas for new homeowners to infuse their personal touch and create a dream home. Upon entering, you are greeted by a welcoming entrance hall leading to a spacious living room, a dining room bathed in natural light and a delightful conservatory that seamlessly connects the indoor and outdoor spaces. The kitchen offers ample space for culinary creations and a convenient W/C adds to the practicality of the ground floor. Ascend to the first floor to discover three generously sized bedrooms, providing comfortable and private spaces for the whole family. The three-piece bathroom suite ensures relaxation and convenience. Outside, a driveway and garage provide ample off-road parking solutions, while the private enclosed tiered garden offers a tranquil retreat, perfect for entertaining or enjoying moments of solitude. Residents in this area can enjoy the benefits of being close to the vibrant city of Nottingham, which offers a wide range of amenities, shopping centres, cultural attractions and excellent transportation links. West Bridgford itself is renowned for its green spaces, including parks along the River Trent, which provide opportunities for leisurely walks, picnics and outdoor activities. This property presents a rare opportunity to shape a residence that reflects your unique style and preferences. Embrace the potential and make this house your own.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Garden
- Sought After Location





GROUND FLOOR

Entrance Hall

3*8" x 10*7" (1.13m x 3.24m)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, a UPVC double glazed obscure window to the side elevation and a single door providing access into the accommodation

Living Room

12*5" x 13*3" (3.79m x 4.06m)

The living room has carpeted flooring, a feature fireplace with a decorative exposed brick surround, a TV point, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Dining Room

10*11" x 7*7" (3.35m x 2.33m)

The dining room has carpeted flooring, a radiator, coving to the ceiling and a UPVC glass sliding door providing access to the rear garden

Conservatory

10*9" x 15*6" (3.29m x 4.73m)

The conservatory has tiled flooring, internal access to the garage, UPVC double glazed windows to the side and rear elevations, a UPVC double glazed roof and UPVC double French doors providing access to the rear garden

Kitchen

7*8" x 10*10" (2.34m x 3.32m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, a pantry, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation and a single UPVC door providing access to the rear garden

W/C

3*2" x 5*1" (0.98m x 1.57m)

This space has a low-level flush W/C, a wall-mounted wash basin, tiled splashback, a radiator, carpeted flooring and a UPVC double glazed obscure window to the front elevation

FIRST FLOOR

Landing

8*4" x 6*3" (2.56m x 1.93m)

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double glazed window to the side elevation and provides access to the loft and first floor accommodation

Bedroom One

8*9" x 13*4" (2.68m x 4.07m)

The main bedroom has carpeted flooring, an over-bed storage unit, a range of fitted wardrobes, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

9*0" x 9*2" (2.75m x 2.80m)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

Bedroom Three

9*6" x 6*6" (2.90m x 1.99m)

The third bedroom has carpeted flooring, an in-built storage cupboard, a radiator and a UPVC double glazed window to the front elevation

Bathroom

6*2" x 6*2" (1.89m x 1.88m)

The bathroom has a low-level dual flush W/C, a countertop wash basin with a storage cupboard underneath, a panelled bath with an electric shower fixture, a shower screen, a chrome heated towel rail, tiled walls, tiled flooring and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway with access to the garage providing ample off-road parking, courtesy lighting, a lawn, a range of plants and shrubs and gated access to the rear garden

Garage

16*9" x 8*0" (5.11m x 2.45m)

The garage has multiple power points, a wall-mounted boiler, a window, a single door to the rear elevation and an up-and-over door to the front elevation providing access

Rear

To the rear of the property is a tiered garden with a stone paved patio area, a lawn, a range of plants and shrubs, an outdoor tap and panelled fencing

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough 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.

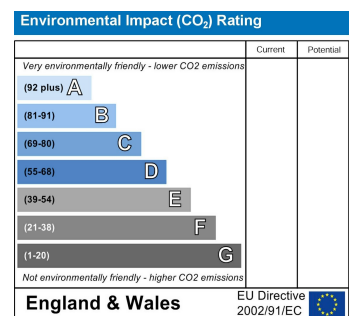
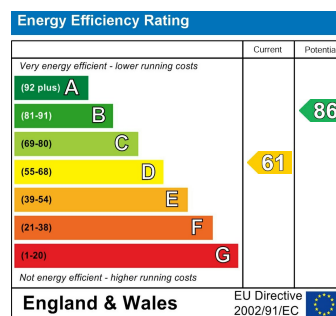
The vendor has advised the following:

Property Tenure is Freehold

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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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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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