

# HoldenCopley

PREPARE TO BE MOVED

Broadleigh Close, West Bridgford, Nottinghamshire NG2 7NZ

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£300,000

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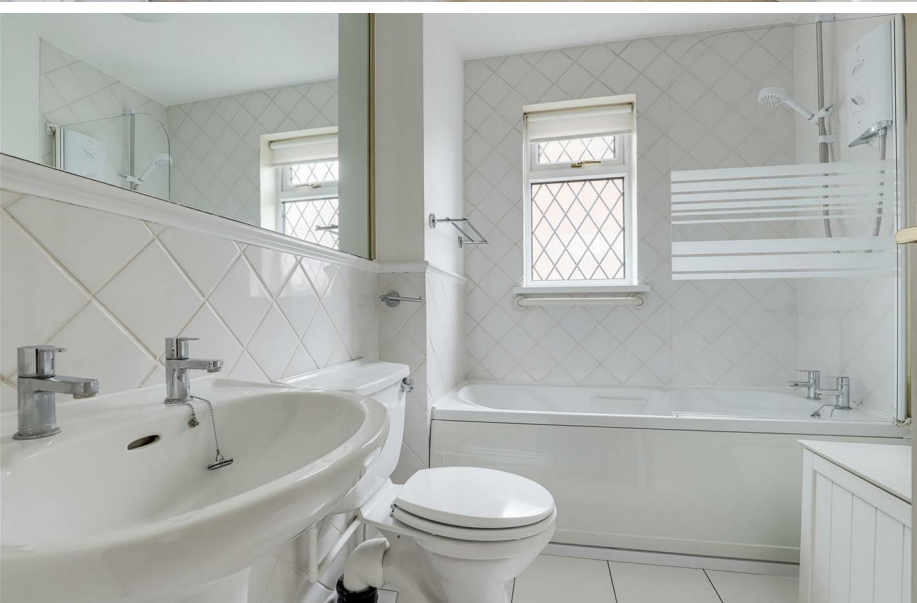


## NO UPWARD CHAIN...

Nestled in the highly sought-after locale of West Bridgford, this semi-detached abode presents an enticing opportunity for discerning home seekers. Positioned within easy reach of the serene Wilford Nature Reserve, esteemed schools, bustling shops, and an array of amenities, this residence effortlessly offers convenience. Boasting excellent transport links to West Bridgford, Nottingham City Centre, and surrounding areas, commuting is a breeze from this prime location. With the added appeal of being sold with no upward chain, this home beckons to a diverse range of buyers. Step through the porch into a spacious living room, perfect for both relaxation and entertainment. Beyond lies the dining room, offering seamless access to the rear garden. The fitted kitchen provides a functional space. Ascending to the first floor reveals three bedrooms, each providing a comfortable retreat for residents. A three-piece bathroom suite completes the upper level, offering both convenience and comfort. Externally, the property has a gravelled area and planted border to the front with a driveway leading to the garage which provides ample parking space, also solar panels fitted to the roof. The garage itself boasts a UPVC door to the rear garden, lighting, and ample storage options. The rear garden features a patio area, tiered gravelled sections with planted borders, and a fence-panelled boundary.

## MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has a double glazed window to the front elevation, carpeted flooring, a singular spotlight, and a wooden door providing access into the accommodation.

### Living Room

13'8" x 14'2" (4.18m x 4.34m)

The living room has a double glazed window to the front elevation, a TV point, a feature fireplace with a decorative surround, a picture rail, and carpeted stairs with a stair lift.

### Dining Room

10'7" x 7'3" (3.24m x 2.22m)

The dining room has a radiator, carpeted flooring, a picture rail, full height windows to the rear elevation, and a double glazed door opening out to the rear garden.

### Kitchen

6'2" x 10'5" (1.88m x 3.20m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, electric hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a radiator, tiled splashback, wood-effect flooring, and a double glazed window to the rear elevation.

## FIRST FLOOR

### Landing

5'11" x 12'5" (1.81m x 3.81m)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

### Bedroom One

8'8" x 11'8" (2.66m x 3.58m)

The first bedroom has a double glazed window to the front elevation, a radiator, fitted wardrobes, and carpeted flooring.

### Bedroom Two

7'6" x 9'8" (2.30m x 2.95m)

The second bedroom has a double glazed window to the rear elevation, a radiator, a picture rail and carpeted flooring.

### Bedroom Three

6'7" x 7'6" (2.03m x 2.30m)

The third bedroom has a double glazed window to the rear elevation, a radiator, a range of fitted furniture including a wardrobe, dressing table and cupboards, and carpeted flooring.

### Bathroom

7'6" x 6'2" (2.31m x 1.88m)

The bathroom has a double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled area, planted border with established bushes, and a driveway to the garage.

### Garage

16'7" x 8'6" (5.06m x 2.61m)

The garage has a UPVC door to the rear garden, a wall-mounted boiler, lighting, ample storage space, and an up-and-over door opening out to the driveway.

### Rear

To the rear of the property is an enclosed garden with a patio area, courtesy lighting, steps up to a tiered gravelled area, with planted borders with established shrubs and bushes, and a fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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