

HoldenCopley

PREPARE TO BE MOVED

South Road, West Bridgford, Nottinghamshire NG2 7AH

£325,000

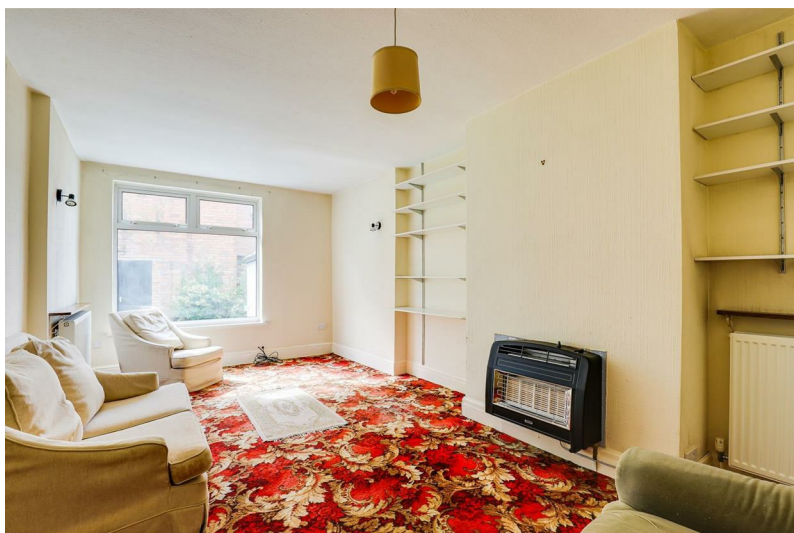
South Road, West Bridgford, Nottinghamshire NG2 7AH



NO UPWARD CHAIN...

Welcome to this three-bedroom semi-detached house, a blank canvas with plenty of potential and no upward chain. Situated in the sought-after area of West Bridgford, this property is conveniently located near amenities such as shops, schools, and transport links into Nottingham City Centre. The ground floor features two reception rooms, offering ample space for relaxation and entertainment. The fitted kitchen is well-proportioned and ready for your personal touch. The upper level comprises two spacious double bedrooms and a comfortable single bedroom. A three-piece bathroom suite completes this level, catering to the needs of the residents. Outside, the front of the property boasts a charming garden area with a variety of plants and shrubs, enhancing its kerb appeal. The rear of the house features an enclosed garden with a lawn, a patio seating area, and a brick-built outhouse for additional storage. At the back of the garden, you'll find access to the driveway and garage, providing off-road parking.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Plenty Of Potential
- No Upward Chain
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'7" x 6'7" (3.85m x 2.01m)

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

Living Room

12'3" x 11'9" (3.75m x 3.60m)

The living room has carpeted flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

Dining Room

18'3" x 10'9" (5.58m x 3.28m)

The dining room has carpeted flooring, two radiators and two UPVC double-glazed window to the rear elevation.

Kitchen

14'3" x 7'6" (4.36m x 2.29m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, partially tiled walls, a radiator, tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

8'4" x 7'7" (2.56m x 2.32m)

The landing has carpeted flooring, ceiling coving, a UPVC double-glazed obscure window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

10'9" x 12'5" (3.30m x 3.80m)

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

Bedroom Two

11'2" x 8'9" (3.42m x 2.69m)

The second bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Three

8'9" x 7'7" (2.67m x 2.32m)

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

Bathroom

7'7" x 5'4" (2.32m x 1.63m)

The bathroom has a low level flush W/C, a pedestal wash basin, a bath, a radiator, carpeted flooring, partially tiled flooring and two UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is enclosed garden with a range of plants and shrubs and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a lawn, a paved patio area, a brick-built outhouse, a range of plants and shrubs, fence panelling, and at the back of the garden is access to the driveway and garage that provides off-road parking.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 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 - The government website states this is a high risk flood area.

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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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.

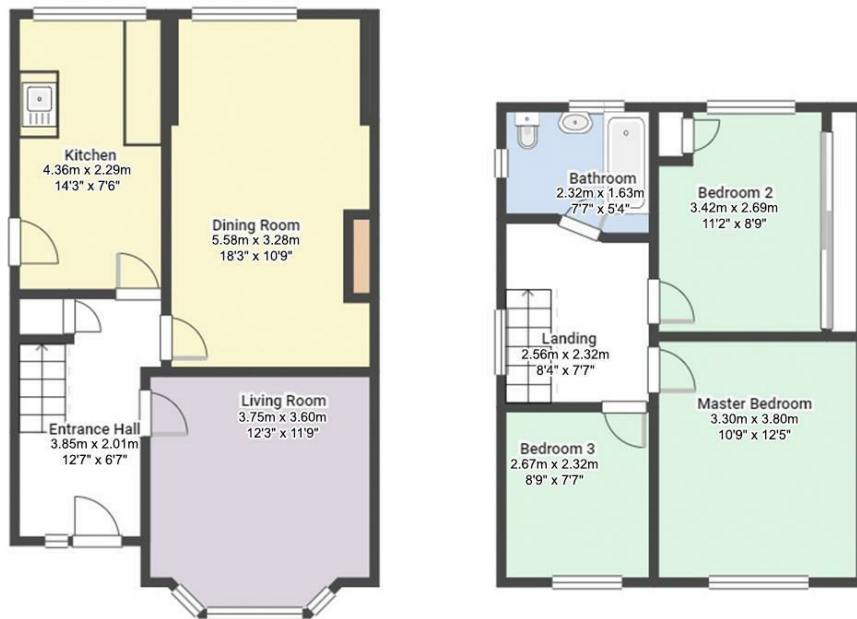
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

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