

HoldenCopley

PREPARE TO BE MOVED

Trowell Road, Nottingham, Nottinghamshire NG8 2EJ

Guide Price £325,000 - £375,000

Trowell Road, Nottingham, Nottinghamshire NG8 2EJ



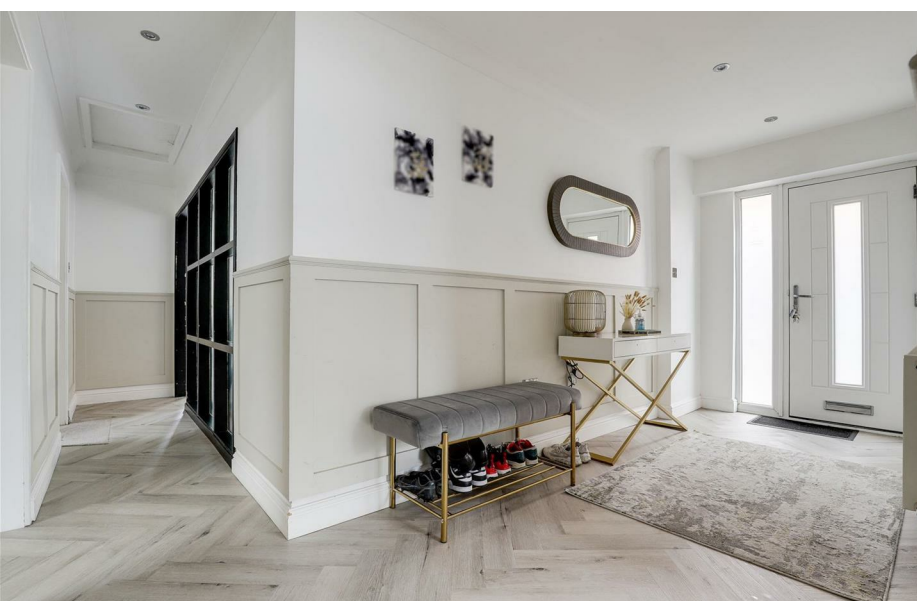
Guide Price £325,000 - £350,000

DETACHED BUNGALOW...

Nestled in a prime location, this detached bungalow offers an exceptional opportunity for a range of buyers, including those seeking the convenience of single-level living. Ideally situated, the property is within close proximity to local amenities, the picturesque Wollaton Hall, Gardens, and Deer Park. Both Queens Medical Centre and City Hospital are just a short drive away, ensuring easy access to essential healthcare services. Excellent transport links provide swift connections to Nottingham City Centre and the surrounding areas, making this home perfect for those desiring both tranquillity and urban convenience. Step inside to discover a hallway leading to a spacious living room, where sliding patio doors open to the rear garden. The fitted kitchen offers ample space for culinary creations. The bungalow boasts three comfortable bedrooms and a modern four-piece bathroom suite, ensuring ample space for relaxation and rejuvenation. Outside, the property features wrought iron gates that open to a driveway, providing access to the garage and gated entry to the rear garden. The rear garden is complete with a patio, a shed, a well-maintained lawn, and a secure fence panelled boundary

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Four Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





ACCOMMODATION

Hall

5'11" x 16'0" (1.82m x 4.88m)

The hall has Herringbone flooring, a radiator, partially panelled walls, recessed spotlights, a full height obscure window to the front elevation, and a composite door providing access into the accommodation.

Living Room

11'11" x 23'7" (3.64m x 7.19m)

The living room has a UPVC double glazed window to the side elevation, a TV point, Herringbone flooring, a glass-panelled wall with a glass-panelled door opening into the hall, a radiator, space for a dining table, sliding patio doors opening out to the rear garden, and open access into the kitchen.

Kitchen

10'11" x 9'11" (3.34m x 3.03m)

The kitchen has a range of fitted base and wall units, with Quartz worktops, breakfast bar and kickboard lighting, an under mount sink with a swan neck mixer tap and drainer grooves, an integrated double oven, an integrated microwave, a gas ring hob, ceramic splashback and extractor fan, an integrated fridge freezer, recessed spotlights, Herringbone flooring, and a UPVC double glazed window to the rear elevation.

Bedroom One

11'11" x 11'11" (3.65m x 3.64m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two

12'0" x 10'11" (3.66m x 3.35m)

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

Bedroom Three

7'6" x 8'11" (2.31m x 2.74m)

The third bedroom has a UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

7'6" x 9'1" (2.29m x 2.79m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a countertop wash basin, a freestanding bath with a freestanding swan neck tap, a walk-in shower enclosure with a ceiling-mounted rainfall shower head and a hand-held shower head, a heated towel rail, an extractor fan, recessed spotlights, partiality tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property are wrought iron gates opening on a driveway, access to the garage, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with a patio, a shed, a lawn, and 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 1000Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Other Material Issues – No

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.

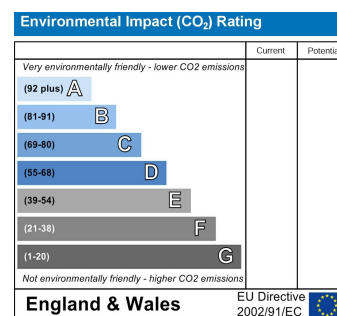
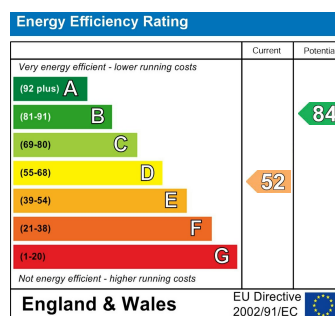
The vendor has advised the following:

Property Tenure is Freehold

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.

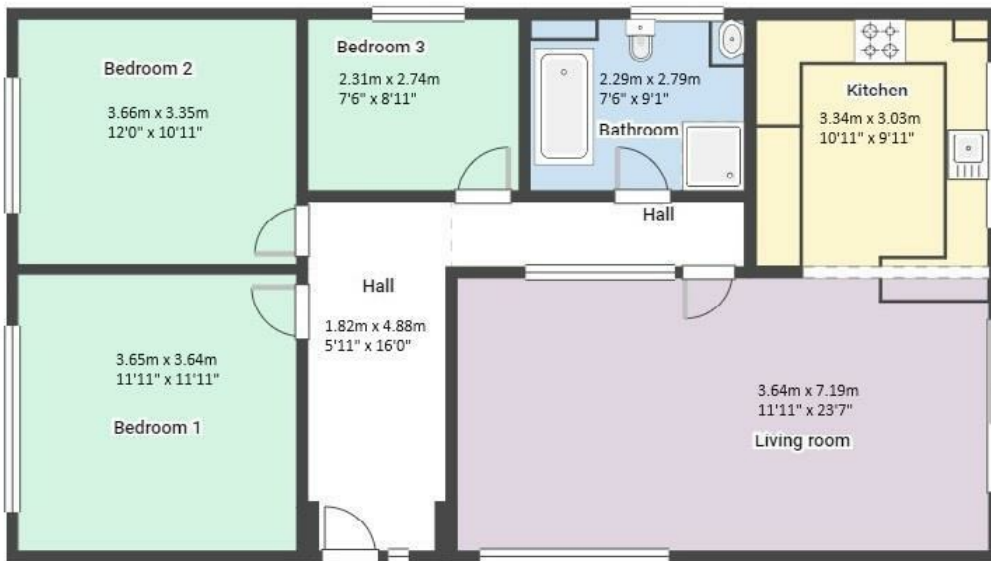
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



Trowell Road, Nottingham, Nottinghamshire NG8 2EJ

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.