

HoldenCopley

PREPARE TO BE MOVED

Haileybury Road, West Bridgford, Nottinghamshire NG2 7BE

By Auction £325,000

This property is for sale by Modern Method of Auction powered by iamsold LTD - £325,000 + Reservation Fee

NO UPWARD CHAIN...

This three-bedroom detached house is full of potential and offered with no upward chain. Situated in the sought-after location of West Bridgford. Close to the town centre, it provides a wide range of excellent facilities and amenities, along with convenient access to the City Centre and Universities. Residents benefit from regional and national transport links, including a quick train service to London from Nottingham or East Midlands Parkway. The property is also within the catchment area for The West Bridgford School and Jesse Gray Primary School. Inside, the entrance hall leads to a spacious living/dining room featuring a large window at the front and patio doors at the rear, flooding the space with natural light. The fitted kitchen caters to all your culinary needs, and there is a convenient W/C on the ground floor. The upper level offers two double bedrooms, a single bedroom, and a bathroom with a separate W/C. Outside, the front of the property includes a driveway providing off-road parking, access to the garage, and a variety of plants and shrubs that enhance its kerb appeal. The rear garden features a patio seating area, a lawn, and diverse plants and shrubs.

MUST BE VIEWED!



- Detached House
- Three Bedrooms
- Spacious Living / Dining Room
- Fitted Kitchen
- Ground Floor W/C
- Bathroom & Separate W/C
- Driveway & Garage
- No Upward Chain
- Sought-After Location
- Must Be Viewed

GROUND FLOOR

Porch

The porch has tiled flooring and a single UPVC door providing access into the accommodation.

Entrance Hall

The entrance hall carpeted flooring, a radiator and a single door providing access from the porch.

Lounge Diner

27'1" x 10'11" (8.28m x 3.33m)

The lounge diner has carpeted flooring, exposed flooring, three radiators, an open fireplace with a brick surround, a UPVC double-glazed bay window to the front elevation and sliding patio doors opening out to the rear garden.

Kitchen

14'0" x 7'9" (4.27m x 2.38m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, a wall-mounted boiler, a radiator, an in-built storage cupboard, tiled flooring, a single door providing access to the side of the property and a UPVC double-glazed window to the rear elevation.

W/C

This space has a low level flush W/C, carpeted flooring and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

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

Master Bedroom

14'2" x 10'11" (4.32m x 3.33m)

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

Bedroom Two

12'6" x 10'11" (3.82m x 3.34m)

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

Bedroom Three

7'9" x 6'9" (2.38m x 2.07m)

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

Bathroom

7'10" x 7'8" (2.40m x 2.36m)

The bathroom has a pedestal wash basin, a panelled bath, an in-built storage cupboard, a radiator, partially tiled walls, exposed flooring and a UPVC double-glazed obscure window to the side elevation.

W/C

This space has a low level flush W/C, partially tiled walls and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, a variety of plants and shrubs and brick-wall boundary's.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, and a variety of plants and shrubs.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps
- 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 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

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.80% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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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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