

# HoldenCopley

PREPARE TO BE MOVED

East View, West Bridgford, Nottinghamshire NG2 7QN

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Guide Price £280,000 - £290,000

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NO UPWARD CHAIN...

This two-bedroom detached bungalow, offered with no upward chain, is ideally located within easy reach of West Bridgford's excellent facilities and amenities, as well as the City Centre. The property benefits from convenient access to regional and national transport hubs, including a direct train service to London from Nottingham or East Midlands Parkway. Upon entering, the entrance hall leads to a spacious reception room, perfect for relaxing or entertaining guests. Adjacent is a fitted kitchen designed to meet all your culinary needs. The bungalow offers two double bedrooms, with the second bedroom providing direct access to the conservatory, ideal for enjoying the garden views year-round. Completing the layout is a three-piece bathroom suite. Externally, the front of the property features a driveway providing off-road parking, gated access to the garage, and a well-maintained lawn bordered by plants and shrubs. The rear garden is an enclosed and peaceful retreat, with a patio seating area, a lush lawn, and a variety of plants and shrubs. Additional gated access leads to another section of the garden, which includes a gravel patio area.

MUST BE VIEWED!





- Detached Bungalow
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Driveway & Garage
- No Upward Chain
- Sought-After Location
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

The entrance hall has carpeted flooring, two single-glazed windows to the front and side elevation and a single door providing access into the accommodation.

### Living Room

17'5" x 19'4" max (5.32m x 5.90m max)

The living room has carpeted flooring, two radiators, a dado rail, ceiling coving, two ceiling roses, a feature fireplace and a UPVC double-glazed bow window to the front elevation.

### Kitchen

8'9" x 10'9" (2.69m x 3.30m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven & hob, space and plumbing for a washing machine, tiled walls, a radiator, vinyl flooring, a single-glazed window to the side elevation and a single door providing access to the side of the property.

### Hall

The hall has carpeted flooring, an in-built storage cupboard, access to the loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

10'3" x 12'9" (3.13m x 3.91m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, fitted wardrobes and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

9'6" x 8'10" (2.92m x 2.70m)

The second bedroom has carpeted flooring, a radiator, ceiling coving and sliding patio door providing access to the conservatory.

### Conservatory

7'9" x 7'5" (2.37m x 2.28m)

The conservatory has vinyl flooring a polycarbonate roof, single-glazed windows surround and a single door providing access to the rear garden.

### Bathroom

7'9" x 5'5" (2.38m x 1.66m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a radiator, tiled walls, vinyl flooring and a single-glazed window to the side elevation.

## OUTSIDE

### Front

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

### Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a variety of plants and shrubs, gated access to another section of the garden with a gravel patio, a shed, fence panelling and brick wall boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 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.

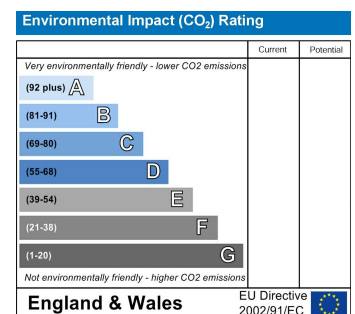
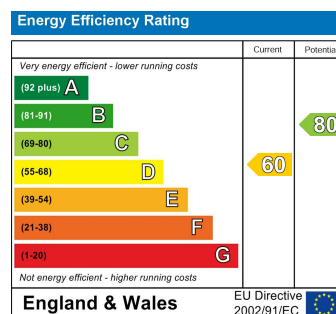
The vendor has advised the following:

Property Tenure is Freehold

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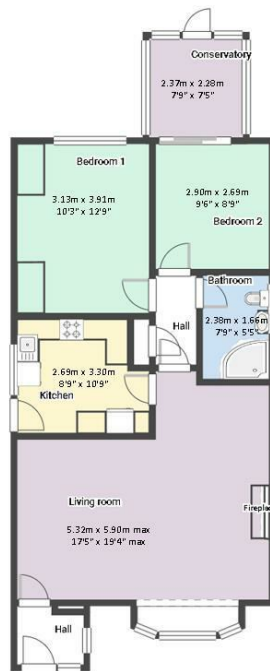
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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