

HoldenCopley

PREPARE TO BE MOVED

Giles Avenue, West Bridgford, Nottinghamshire NG2 7JN

Guide Price £240,000 - £270,000

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GUIDE PRICE: £240,000-£260,000

BEAUTIFULLY PRESENTED THROUGHOUT...

Nestled in a quiet cul-de-sac within the highly sought-after area of West Bridgford, this beautifully presented mid-terraced house is move-in ready, offering a blend of style and convenience. This two bedroom property is perfectly positioned close to a variety of local amenities, shops, and eateries, with excellent commuting links and access to top-rated schools and universities, as well as easy access to the City Centre. The ground floor features a welcoming porch, a spacious living room, and a modern kitchen-diner equipped with integrated appliances and double French doors that lead out to a private, well-maintained rear garden, complete with a decking area ideal for outdoor entertaining. Upstairs, the master bedroom benefits from a built-in wardrobe and convenient access to a boarded loft via a drop-down ladder. A sleek, contemporary bathroom suite completes the first floor. Additionally, the property includes a garage in a separate block, along with an off-road parking space in front, ensuring practicality alongside its charming appeal.

MUST BE VIEWED





- Mid-Terraced House
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen With Integrated Appliances
- Open Plan Dining Area
- Three-Piece Bathroom Suite
- Boarded Loft With Lighting Via Drop-Down Ladder
- HIVE Heating
- Well-Maintained Garden
- Off-Road Parking & Single Garage





GROUND FLOOR

Porch

The porch has carpeted flooring, a radiator, an in-built cupboard, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

15'3" x 11'11" (4.65m x 3.64m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, and an open staircase leading to the first floor.

Kitchen Diner

15'2" x 12'8" (4.64m x 3.87m)

The kitchen has a range of fitted base and wall units with a wrap-around worktop, an undermount sink with a swan neck mixer tap and drainer, an induction hob with an extractor fan, an integrated oven, an integrated microwave-oven, an integrated fridge and freezer, an integrated dishwasher, a freestanding washing machine, space for a dining table, wood-effect vinyl flooring, tiled splashback, a radiator, a UPVC double-glazed window to the rear elevation, and double Patio doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom One

12'1" x 12'0" (3.69m x 3.66m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an in-built wardrobe with drawers and hanging rails, and access to the boarded loft with lighting via a drop-down ladder.

Bedroom Two

8'9" x 7'6" (2.69m x 2.29m)

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

Bathroom

7'3" x 5'10" (2.22m x 1.80m)

The bathroom has a concealed dual flush W/C combined with a wash basin and fitted storage, a wall-mounted vanity mirror with LED lighting, a panelled bath with a mains-fed shower and a shower screen, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned garden with a patio pathway.

Rear

To the rear of the property is a private enclosed garden with a patio area and pathway, lawned areas, a decked seating area, blue slate chippings, fence panelled boundaries, and gated access.

Garage

The garage is situated in a separate block with space for parking in front.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps

(upload)

Phone Signal – Mainly 4G network available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Medium for Surface water / Low for Rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

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.

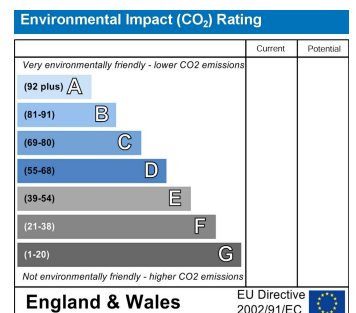
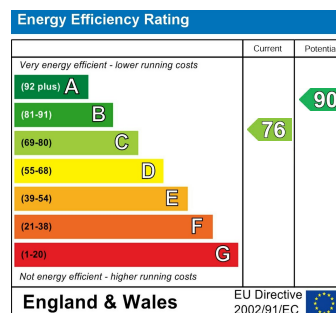
The vendor has advised the following:

Property Tenure is Freehold

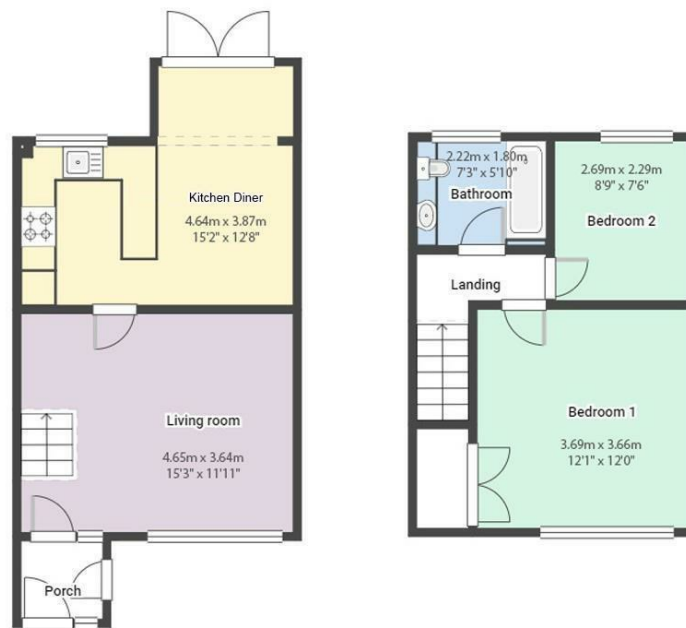
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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