

HoldenCopley

PREPARE TO BE MOVED

East View, West Bridgford, Nottinghamshire NG2 7QN

£270,000

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NO UPWARD CHAIN...

Nestled at the top of a peaceful cul-de-sac, this detached bungalow enjoys an enviable position, offering spacious single-level living. With no upward chain, this property has been thoughtfully updated with new windows, doors, block paving, and a newly fitted kitchen, ensuring it's move-in ready. Located in a highly sought-after area, the bungalow is close to local amenities and boasts excellent transport links. The interior features a welcoming entrance porch, a generous living room with a charming feature fireplace, a good-sized kitchen, a shower suite, and two well-sized double bedrooms. Outside, the front offers a driveway with space for two cars, along with a single detached garage. The side and rear present beautifully maintained, private gardens, which enjoy plenty of sunlight throughout the day.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Spacious 'L'-Shaped Living Room
- No Chain
- Shower Suite
- Well-Maintained Private Gardens
- New UPVC Double-Glazed Windows & Doors Throughout
- Ample Off-Road Parking With Single Detached Garage
- Quiet Cul-De-Sac Location
- Must Be Viewed





ACCOMMODATION

Porch

The porch has carpeted flooring, a UPVC double-glazed obscure window to the front and side elevation, a wall-mounted security alarm panel, and a single UPVC door providing access into the accommodation.

Living Room

17'5" x 19'3" (5.32m x 5.89m)

The 'L' shaped living room has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, coving to the ceiling, a feature fireplace with a decorative surround, a TV point, and a single UPVC door providing access to the garden.

Kitchen

10'9" x 9'4" (3.29m x 2.85m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine, wood-effect flooring, tiled splashback, a chrome heated towel rail, a UPVC double-glazed wow to the side elevation, and a single UPVC door with a fitted blind opening out to the garden.

Bathroom

5'6" x 6'9" (1.70m x 2.06m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, fully tiled walls, a grab handle, a chrome heated towel rail, and a UPVC double-glazed obscure window to the side elevation.

Inner Hall

The hall has carpeted flooring, an in-built cupboard, and access to the loft.

Bedroom One

12'5" x 10'2" (3.80m x 3.12m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, wall-light fixtures, and three fitted wardrobes with a chest of drawers.

Bedroom Two

9'6" x 8'10" (2.91m x 2.71m)

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

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the single detached garage, courtesy lighting, blue slate chippings, and gated access to the gardens.

Rear

The property boasts private enclosed gardens to the side and rear, featuring patio areas, well-maintained lawns, a variety of mature trees, plants, and shrubs. Additionally, there are practical touches such as an outdoor tap, courtesy lighting, an external power socket, and fenced boundaries for added privacy.

ADDITIONAL INFORMATION

Broadband – Openreach
Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)
Phone Signal – Mostly 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply

Heating – Gas Central Heating
Sewage – Mains Supply
Flood Risk - low risk area
Non-Standard Construction – No

DISCLAIMER

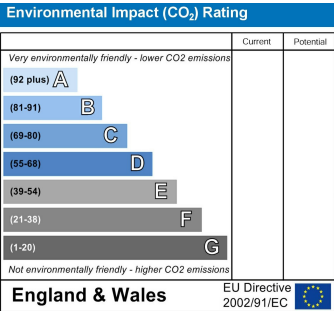
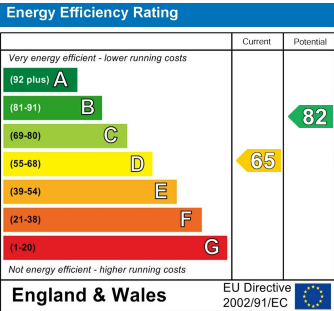
Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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