

HoldenCopley

PREPARE TO BE MOVED

Syon Park Close, West Bridgford, Nottinghamshire NG2 7ER

Guide Price £250,000 - £260,000

Guide Price £250,000 - £260,000

NO UPWARD CHAIN...

This mid-terraced house is perfectly positioned in a desirable location, close to a range of local amenities including shops, highly rated schools, and other conveniences. Offering a fantastic opportunity for first-time buyers or investors, this property is available with no upward chain, ensuring a smooth and efficient buying process. Upon entering the property, you're welcomed into a hallway that provides access to a fitted kitchen. Adjacent to the kitchen is a spacious living room, which is filled with natural light from the double French doors that lead directly into the rear garden with easy access to the outdoors. The first floor of the property features two good-sized bedrooms, both of which include built-in storage solutions to maximize space. Completing the upper level is a modern three-piece bathroom suite, offering a comfortable and functional layout for daily living. Externally, to the front, there is an gravelled and planted area, accompanied by courtesy lighting. The rear garden is enclosed, offering a patio area, a gravelled section, and mature planted shrubs and bushes. The fence-panelled boundary adds to the sense of privacy, making this garden an ideal spot for outdoor relaxation or al fresco dining.

MUST BE VIEWED



GROUND FLOOR

Hallway

5'3" x 4'11" (1.62m x 1.50m)

The hallway has wall units, a worktop, space for an under-counter fridge and freezer, tiled splashback, a radiator, wood-effect flooring, a door providing access into the accommodation.

Kitchen

8'6" x 8'5" (2.61m x 2.59m)

The kitchen has a range of fitted base and wall units, a worktop, a composite sink with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, a wall-mounted boiler, a radiator, tiled splashback, wood-effect flooring, and a UPVC double glazed window to the front elevation.

Living Room

12'10" x 14'1" (3.92m x 4.31m)

The living room has carpeted flooring, a TV point, a feature fireplace, a radiator, coving to the ceiling, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, coving to the ceiling, access into the loft, and access to the first floor accommodation.

Bedroom One

10'3" x 10'6" (3.13m x 3.21m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

7'7" x 8'9" (2.33m x 2.67m)

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

Bathroom

5'6" x 6'2" (1.70m x 1.90m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a counter-top wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, and a gravelled planted area.

Rear

To the rear of the property is an enclosed garden with a patio area, a gravelled area, planted shrubs and bushes, and a 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 220Mbps

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 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

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.

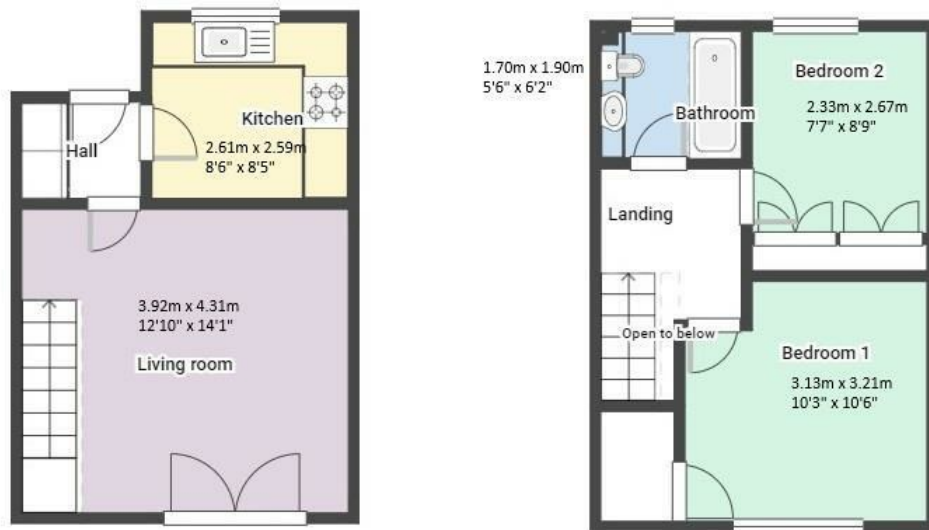


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Syon Park Close, West Bridgford, Nottinghamshire NG2 7ER

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: 1: 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.