

HoldenCopley

PREPARE TO BE MOVED

Oak Tree Close, West Bridgford, Nottinghamshire NG2 5DE

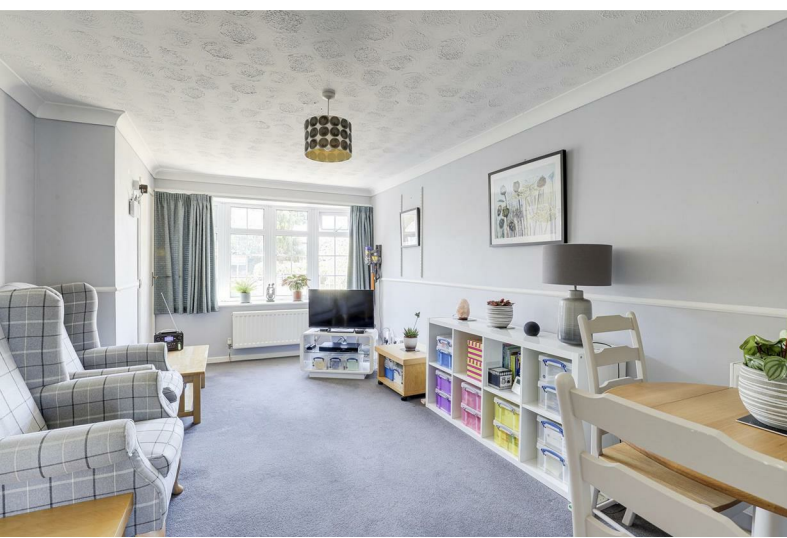
Guide Price £230,000 - £240,000

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SEMI DETACHED HOUSE...

Welcome to this two bedroom semi-detached home located in the heart of a sought after location. With its welcoming reception room, a fitted kitchen and a three-piece bathroom suite, this property offers a cosy yet contemporary living environment perfect for first-time buyers or small families. For those commuting, this property boasts excellent transport links. It's just a short 3-mile drive to Nottingham Railway Station, where regular trains can take you to London in under 2 hours. Driving? The A52 is only 2 miles away, offering easy access to the M1 motorway, approximately 10 miles away, making longer journeys a breeze. Families will be pleased to know that when it comes to schooling options, you're spoilt for choice. Edwalton Primary School, rated 'Outstanding' by Ofsted, is just 2.8 miles away. For older children, Rushcliffe School, also 'Outstanding', is approximately a 3-mile drive. The local amenities are equally impressive. You're only 2.5 miles from the major retail hub at Victoria Retail Park, boasting a range of shops and eateries. Close by, you'll find some fantastic green spaces too: the beautiful Nottinghamshire Golf and Country Club is just 3 miles away, perfect for a weekend round of golf or a leisurely stroll.

MUST BE VIEWED



- Semi Detached House
- Two Bedrooms
- Three-Piece Bathroom Suite
- Spacious Living Room
- Fitted Kitchen
- Enclosed Rear Garden
- Sought After Location
- Excellent Transport Links
- Well-Presented Throughout
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, a fitted base cupboard, an alarm key pad, and a UPVC door providing access into the accommodation.

Living Room

16'7" x 10'5" (5.08m x 3.20m)

The living room has a UPVC double glazed bow window to the front elevation, a radiator, a TV point, an in-built cupboard, a dado rail, coving to the ceiling, and carpeted flooring.

Kitchen

13'10" x 7'11" (4.22m x 2.42m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splash back, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, access into the loft with lighting, and access to the first floor accommodation.

Bedroom One

13'8" x 10'9" (4.18m x 3.28m)

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

Bedroom Two

11'1" x 7'11" (3.39m x 2.42m)

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

Bathroom

7'7" x 5'8" (2.32m x 1.74m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a heated towel rail, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, and pathway.

Rear

To the rear of the property is an enclosed rear low-maintenance garden with a block paved area, a shed, a fence panelled boundary, and gated access.

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 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

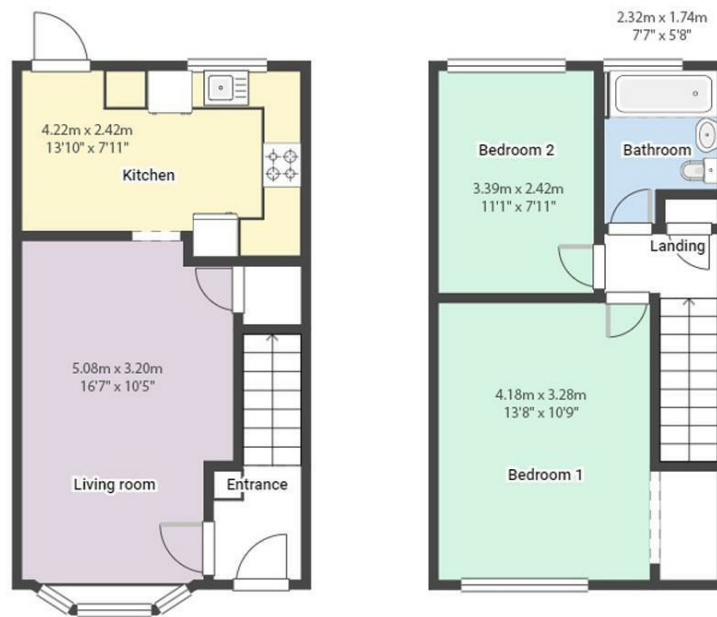
Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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	



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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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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