

# HoldenCopley

PREPARE TO BE MOVED

Balmoral Avenue, West Bridgford, Nottinghamshire NG2 7PU

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**Guide Price £375,000 - £425,000**

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LOCATION, LOCATION, LOCATION...

Presenting this semi-detached house is ideally situated in a highly sought-after location that is perfect for a growing family. The property is within close proximity to top-rated schools, a variety of shops, popular eateries, and a range of local amenities. With excellent transport links, commuting to Nottingham City Centre and surrounding areas is both quick and convenient, making this an ideal choice for those looking for a well-connected yet peaceful setting. Upon entering the property, you are greeted by a spacious hallway that sets the tone for the rest of the home. The ground floor comprises a bright and airy living room, featuring a charming bay window. Adjacent to the living room is a separate dining room, complete with a feature fireplace. The ground floor is further enhanced by a generous fitted kitchen. Double French doors from the kitchen open out to the rear garden. The first floor accommodates four well-proportioned bedrooms, each offering plenty of space and comfort for all members of the family. The family bathroom includes a contemporary two-piece suite, and there is a separate W/C for added convenience. Externally, to the front of the house features a small, enclosed garden, providing both privacy and curb appeal, with gated side access leading to the rear. The rear garden is designed for low maintenance and offers a tranquil outdoor space. It includes a patio area for outdoor dining, an outbuilding for additional storage, an artificial lawn, gravelled borders, and a further patio seating area. The garden is enclosed by a fence panelled boundary, ensuring a safe and secure environment.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Kitted Kitchen
- Cloak Room
- Two-Piece Bathroom Suite & Separate W/C
- Off-Street Parking
- Enclosed Rear Garden
- Must Be Viewed





## GROUND FLOOR

### Hallway

14'7" × 10'0" (4.46 × 3.06)

The hallway has a UPVC double glazed window to the front elevation, wood-effect flooring, carpeted flooring, a picture rail, a radiator, and a UPVC door providing access into the accommodation.

### Cloak room

5'8" × 5'3" (1.74 × 1.61)

The cloak room has a UPVC double glazed window to the side elevation, a wall-mounted boiler, and ample storage.

### Living room

13'2" × 11'11" (4.02 × 3.65)

The living room has a UPVC double glazed bay window to the front elevation, a TV point, a picture rail, coving to the ceiling, a radiator, a feature mantel piece, and carpeted flooring.

### Dining room

12'5" × 11'11" (3.80 × 3.64)

The dining room has a UPVC double glazed window to the rear elevation, a TV point, a picture rail, coving to the ceiling, a radiator, a feature fireplace with a decorative surround, and laminate flooring.

### Kitchen

17'11" × 10'1" (5.47 × 3.08)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink with a mixer tap and drainer, an integrated oven, an integrated dishwasher, a gas ring hob and extractor fan, space and plumbing for a washing machine, space for fridge freezer, a radiator, wood-effect flooring, a UPVC double glazed window to the side elevation, and double French doors opening to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, access into the loft via a pull-down ladder with lighting, and access to the first flooring accommodation.

### Master Bedroom

13'5" × 11'0" (4.10 × 3.36)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, a picture rail, coving to the ceiling, a ceiling rose, and carpeted flooring.

### Bedroom Two

12'5" × 11'11" (3.81 × 3.65)

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

### Bedroom Three

10'1" × 10'0" (3.09 × 3.05)

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

### Bedroom Four

10'1" × 10'0" (3.09 × 3.05)

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

### W/C

6'3" × 2'7" (1.93 × 0.81)

This space has a UPVC double glazed obscure window to side elevation, a concealed dual flush W/C, a corner wall-mounted wash basin, recessed spotlights, partially tiled walls, and carpeted flooring.

### Bathroom

6'6" × 5'10" (1.99 × 1.79)

The bathroom has a UPVC double glazed obscure window to the side elevation, a counter top wash basin, a "L" shaped panelled bath with a wall-mounted rainfall and handheld shower fixture, an extractor fan, floor-to-ceiling tiling, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is an enclosed small garden with gated access to the rear garden.

### Rear

To the rear of the property is an enclosed low-maintenance rear garden with a patio, an outbuilding, an artificial lawn, gravelled borders, a further patio seating area, 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, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – Yes

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.

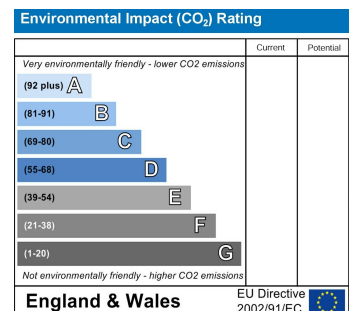
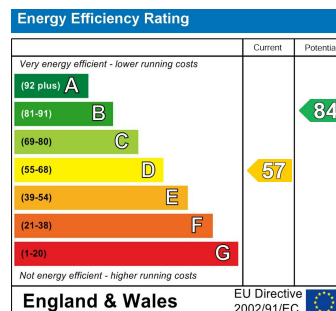
The vendor has advised the following:

Property Tenure is Freehold

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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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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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)