

HoldenCopley

PREPARE TO BE MOVED

Edward Road, West Bridgford, Nottinghamshire NG2 5GB

Guide Price £325,000

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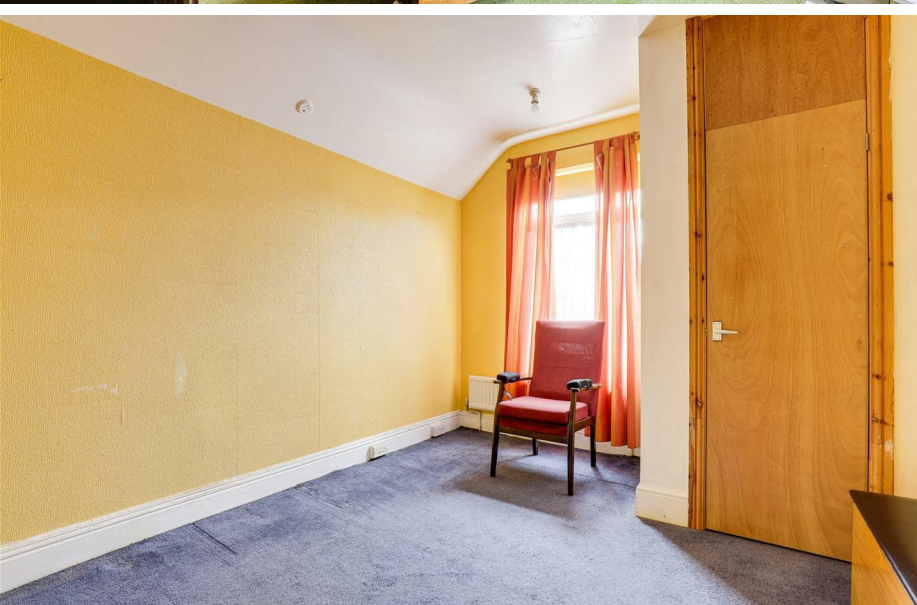
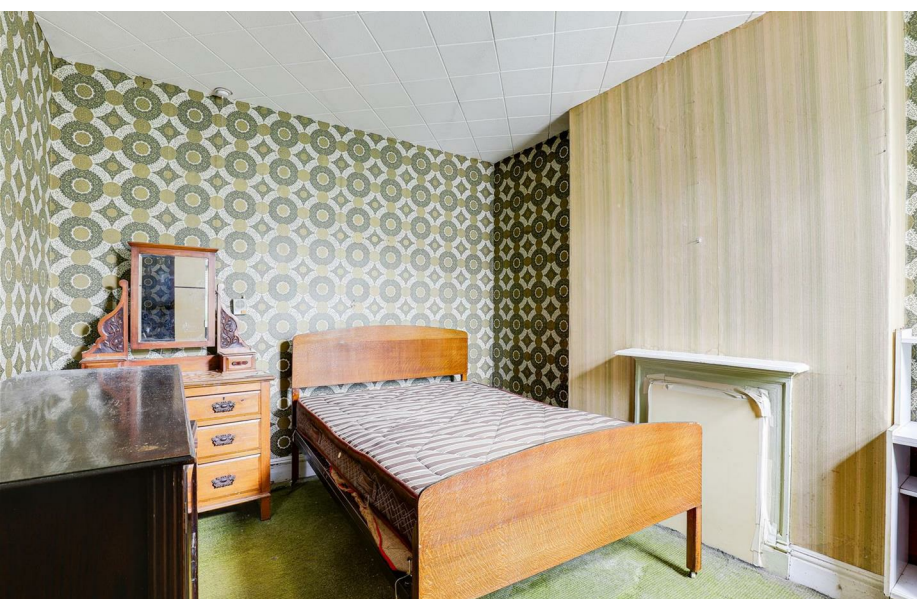
GUIDE PRICE: £325,000 - £350,000

NO UPWARD CHAIN...

This three-bedroom end-terraced house offers an abundance of space and potential, making it an ideal project for investors or anyone eager to transform a property into a perfect family home. Situated in the highly sought-after area of West Bridgford, the location is unbeatable—just moments from the River Trent, the City Ground, and a wealth of local amenities including shops, eateries, and excellent transport links. The property also provides easy access to Nottingham City Centre, local universities, and the Queen's Medical Centre. Inside, the ground floor features an entrance hall, two spacious reception rooms, and a generously sized kitchen, offering a versatile layout for modern living. On the first floor, you'll find three well-proportioned bedrooms, all serviced by a shower suite. Externally, the property boasts a driveway at the front for convenient off-road parking. To the rear, the low-maintenance garden includes two brick-built outhouses and a shed, providing practical outdoor storage solutions. With plenty of scope for renovation, this house is bursting with potential to become a fantastic family home in a prime location.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Good-Sized Kitchen
- Shower Suite
- Gated Driveway
- Low Maintenance Garden
- Plenty Of Potential
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

22'5" x 4'10" (max) (6.84m x 1.48m (max))

The entrance hall has carpeted flooring, coving to the ceiling, a decorative ceiling arch, a radiator, and a single door providing access into the accommodation.

Living Room

14'9" x 11'8" (4.52m x 3.56m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a picture rail, and a wall-mounted fireplace.

Dining Room

9'11" x 14'9" (3.03m x 4.51m)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a picture rail, a radiator, and a feature fireplace with a decorative surround.

Kitchen

18'9" x 9'10" (5.74m x 3.02m)

The kitchen has a range of fitted base units with worktops, a stainless steel sink with taps and drainer, space for various appliances, tiled splashback, vinyl flooring, a wall-mounted boiler, a UPVC double-glazed window to the side and rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

4'11" x 19'4" (1.50m x 5.91m)

The landing has carpeted flooring, a fitted cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12'2" x 15'4" (3.73m x 4.68m)

The main bedroom has two UPVC double-glazed windows to the front elevation, exposed wooden flooring, a radiator, and ceiling tiles.

Bedroom Two

12'4" x 9'11" (3.77m x 3.04m)

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

Bedroom Three

11'11" x 10'0" (3.65m x 3.06m)

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

Bathroom

6'4" x 6'5" (1.94m x 1.96m)

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 chrome heated towel rail, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a gated driveway and side access to the rear garden.

Rear

To the rear of the property is a private low maintenance garden with two brick-built outbuildings, a shed, various plants and shrubs, courtesy lighting, fence panelling boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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 – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

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.

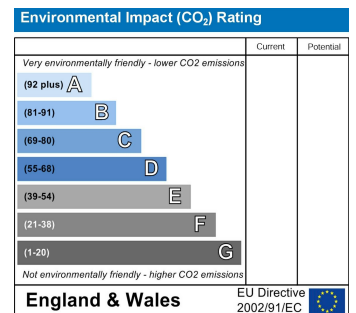
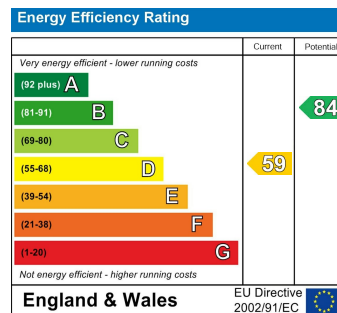
The vendor has advised the following:

Property Tenure is Freehold

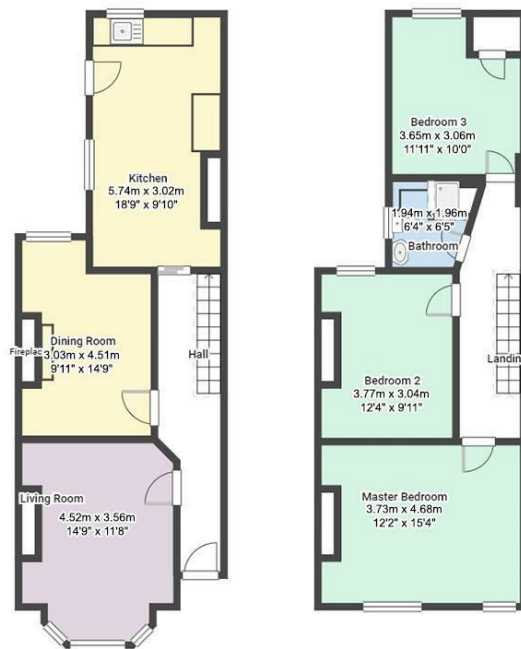
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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