

HoldenCopley

PREPARE TO BE MOVED

Eltham Road, West Bridgford, Nottinghamshire NG2 5JS

Guide Price £375,000 - £385,000

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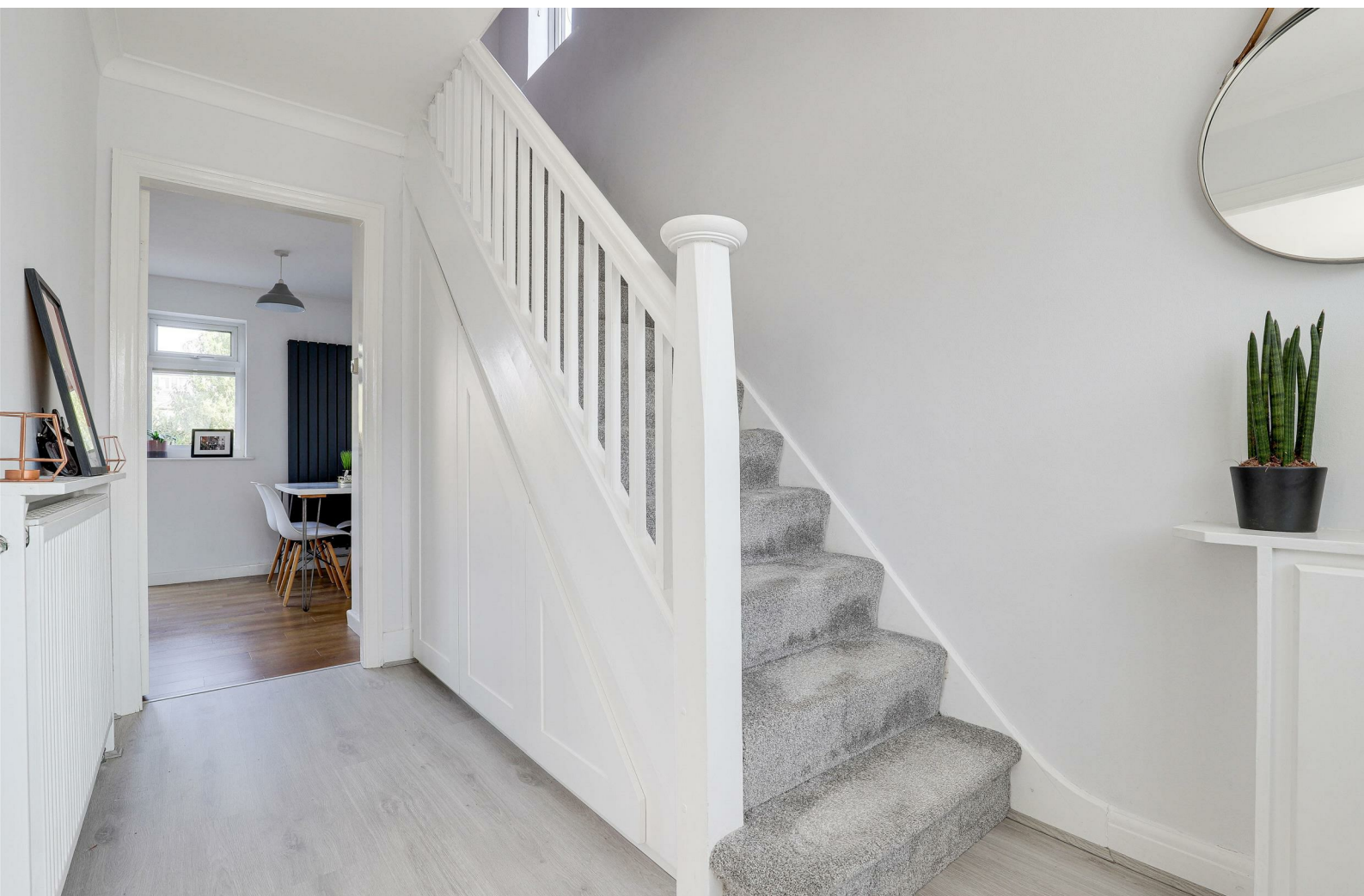


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LOCATION LOCATION LOCATION...

This well presented three-bedroom semi-detached house is perfect for a variety of buyers looking to move straight in and enjoy comfortable, modern living. Situated in a highly sought-after location, the property is within close proximity to Holme Pierrepont Country Park, local shops, excellent transport links, and top-rated school catchments, making it ideal for families or first-time buyers. On the ground floor, the property welcomes you with a porch leading into an entrance hall, which flows seamlessly into a spacious living room. The modern fitted kitchen is equipped with quality appliances and ample storage, ideal for both everyday cooking and hosting guests. Upstairs, the first floor boasts three bedrooms, alongside a three-piece bathroom suite. Additional storage is available with access to a loft, keeping the living areas free from clutter. Externally, the property benefits from a double driveway to the front, providing off-road parking, while the large, private rear garden is perfect for outdoor living. Featuring pebbled areas, a neat lawn, and a handy shed for storage, it offers plenty of space for relaxation and family activities. This home blends modern convenience with a prime location, making it an attractive option for any buyer.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Three Piece Bathroom Suite
- Double Driveway
- Large Private Rear Garden
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has tiled flooring, a fitted storage cupboard with a seat, a recessed spotlight, UPVC double-glazed windows to the front and side elevations and a UPVC single door providing access into the accommodation.

Entrance Hall

6'5" x 11'5" (1.96m x 3.50m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, built-in under the stairs storage, coving, single-glazed wooden windows and a single wooden door.

Living Room

11'11" x 13'6" (3.65m x 4.13m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and a feature fireplace with a decorative surround.

Kitchen

10'1" x 18'9" (3.08m x 5.72m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob, space and plumbing for a washing machine, a sink and a half with a drainer, space for a fridge-freezer, space for a dining table set, a built-in cupboard, wood-effect flooring, a vertical radiator, partially tiled walls, UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access out to the garden.

FIRST FLOOR

Master Bedroom

11'6" x 11'3" (3.52m x 3.44m)

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

Landing

The landing has carpeted flooring, a built-in cupboard, a UPVC double-glazed window to the side elevation, access to the loft, coving and provides access to the first floor accommodation.

Bedroom Two

11'5" x 10'2" (3.49m x 3.10m)

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

Bedroom Three

6'10" x 7'9" (2.10m x 2.37m)

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

Bathroom

7'7" x 7'1" (2.32m x 2.16m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, a glass shower screen, wood-effect flooring, partially tiled walls, a radiator, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a double pebbled driveway with gated access to the side of the property.

Rear

To the rear of the property is a large tiered garden with a fence panelled boundary, a raised pebbled area with patio stepping stones and steps leading to a lawn, mature shrubs and trees, a further pebbled area, raised planters and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

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.

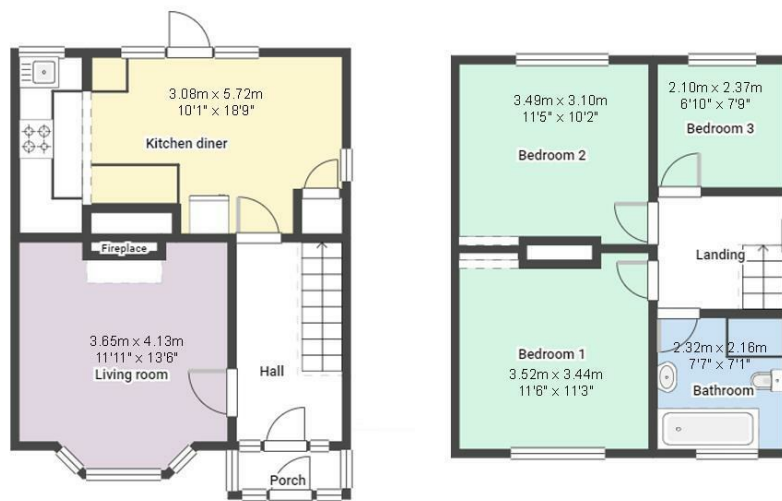
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	59	
EU Directive 2002/91/EC		
England & Wales		

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

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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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