

HoldenCopley

PREPARE TO BE MOVED

Radcliffe Road, West Bridgford, Nottinghamshire NG2 5HD

Guide Price £350,000

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GUIDE PRICE OF £350,000 - £375,000

NO UPWARD CHAIN...

This three-bedroom detached bungalow offers spacious accommodation with plenty of potential, and is available with no upward chain. Situated in a sought-after residential area, it is conveniently located near West Bridgford Town Centre, providing access to a wide range of excellent amenities and facilities, as well as easy connections to Nottingham City Centre and local universities. The property also benefits from excellent transport links, including regional and national hubs, with direct train services to London from both Nottingham and East Midlands Parkway. Inside, the home features an entrance hall that leads to a bright reception room with a large bow window, filling the space with natural light. The kitchen for your everyday culinary needs. The property includes two spacious double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Externally, the front of the property features a large block-paved driveway with drop kerbs on either side, allowing for an in-and-out driveway, off-road parking for multiple cars, and access to a garage. The rear garden is a substantial size, featuring a patio seating area, a well-maintained lawn, mature trees, plants, shrubs, and a brick-built outhouse for extra storage. There is also potential to extend the property, subject to planning permission, making it an excellent investment opportunity.

MUST BE VIEWED!





- Detached Bungalow
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Plenty Of Potential
- No Upward Chain
- Sought-After Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard, two ceiling rose, access to the partially boarded loft with courtesy lighting via a dropdown ladder and a single UPVC door providing access into the accommodation.

Living Room

13'5" x 14'0" (4.09m x 4.28m)

The living room has carpeted flooring, two radiators, ceiling coving, a ceiling rose, a feature fireplace, two double-glazed windows to the side elevation and a UPVC double-glazed bow window to the front elevation.

Kitchen

11'10" x 13'5" (3.63m x 4.10m)

The kitchen has range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a double drainer and taps, a recessed chimney breast alcove, three double-glazed windows to the side and rear elevation and a single door providing access to the rear garden.

Master Bedroom

13'6" x 10'0" (4.12m x 3.06m)

The main bedroom has carpeted flooring, two radiators, ceiling coving, a ceiling rose and a UPVC double-glazed bow window to the front elevation.

Bedroom Two

10'1" x 11'0" (3.08m x 3.37m)

The second bedroom has carpeted flooring, a radiator, ceiling coving, a ceiling rose and double French doors opening out to the rear garden.

Bedroom Three

10'11" x 6'0" (3.33m x 1.83m)

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

Bathroom

5'10" x 5'10" (1.79m x 1.79m)

The bathroom has a low level flush W/C, a wash basin, a bath with an electric shower fixture, a radiator, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property, there is double-gated access to a large block-paved driveway, offering off-road parking for multiple cars. Drop kerbs on either side allow for a convenient in-and-out driveway. The front also provides access to the garage, gated entry to the rear garden, and is enclosed by fence panel boundaries.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a brick-built outhouse, mature trees, a variety of plants and shrubs and fence panelling boundaries.

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

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.

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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

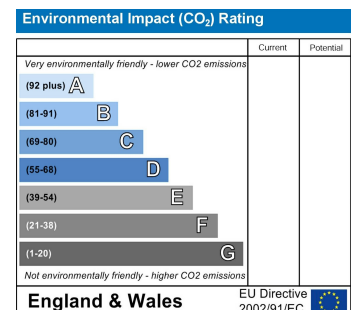
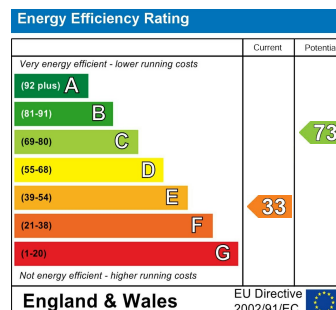
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

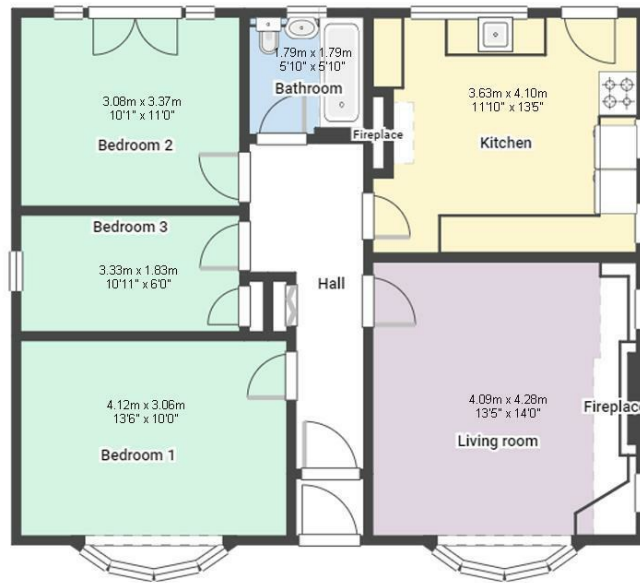
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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