

HoldenCopley

PREPARE TO BE MOVED

Boxley Drive, West Bridgford, Nottinghamshire NG2 7GN

Guide Price £400,000 - £425,000

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NO UPWARD CHAIN...

This three-bedroom detached house, offered with no upward chain, is located in a sought-after area, providing easy access to local shops, eateries, and excellent schools, along with excellent transport links. On the ground floor, the welcoming entrance hall leads to a well-fitted kitchen, catering to all your culinary needs, and a spacious reception room that opens out to the rear garden through patio doors. A convenient W/C completes the ground floor. Upstairs, the property features two double bedrooms, a single bedroom, and a stylish family bathroom. Outside, the front of the property boasts a driveway offering off-road parking for multiple cars and access to the garage. To the rear, an enclosed garden features a patio seating area, a well-maintained lawn, and a variety of plants and shrubs, creating an ideal space for to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Reception Room
- Fitted Kitchen
- Ground Floor W/C
- Stylish Bathroom
- Driveway & Garage
- No Upward Chain
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, an in-built storage cupboard, recessed spotlights and a single door providing access into the accommodation.

Kitchen

9'6" x 12'11" (2.91m x 3.95m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel and a half with a drainer and a mixer tap, an integrated oven, hob extractor fan & dishwasher, recessed spotlights, a radiator, tiled-effect flooring and a UPVC double-glazed window to the front elevation.

Living Room

19'2" x 13'4" (5.85m x 4.07m)

The living room has carpeted flooring, two radiators, three UPVC double-glazed windows to the rear elevation and sliding patio doors opening out to the rear garden.

W/C

2'7" x 5'1" (0.81m x 1.56m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a radiator, carpeted flooring and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, obscure patio doors providing access to the balcony, access to the first floor accommodation, access to the boarded loft via a dropdown ladder.

Master Bedroom

12'10" x 10'1" (3.93m x 3.08m)

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

Bedroom Two

12'10" x 9'0" (3.92m x 2.75m)

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

Bedroom Three

9'8" x 6'9" (2.96m x 2.06m)

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

Bathroom

7'4" x 6'4" (2.24m x 1.94m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, an in-built storage cupboard, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage and gated access to the rear garden.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn, 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, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1000Mbps & Highest upload speed at 1000Mbps

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

Sewage – Mains Supply

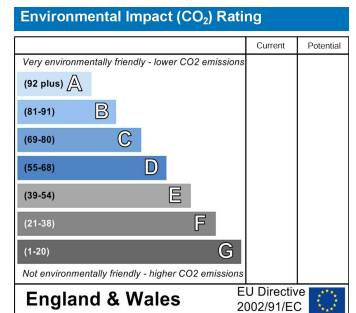
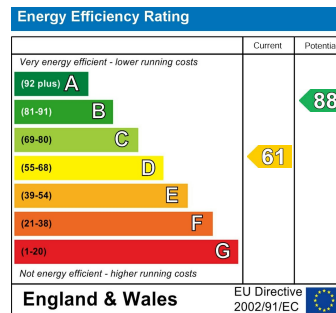
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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