

HoldenCopley

PREPARE TO BE MOVED

Swindale Close, West Bridgford, Nottinghamshire NG2 6BR

Guide Price £375,000 - £395,000

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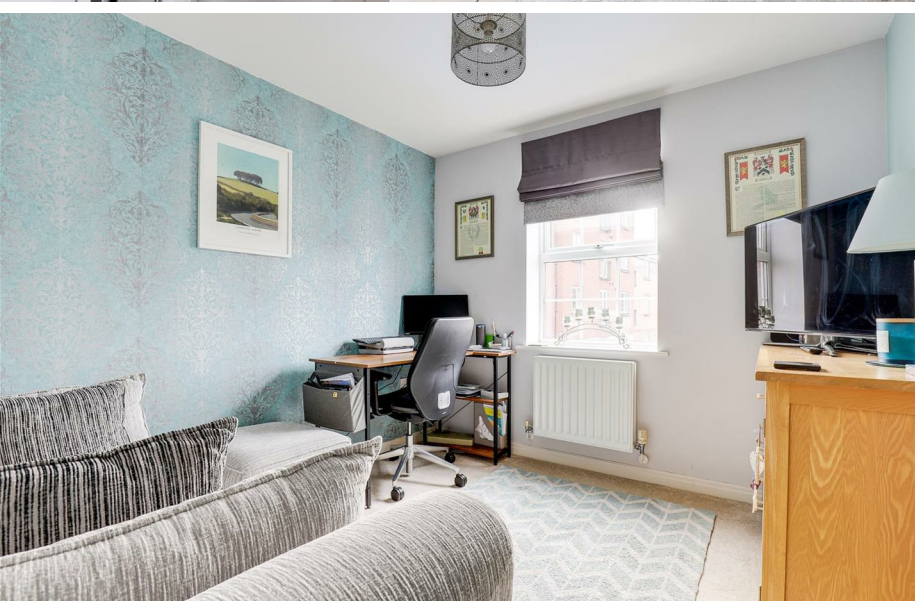
LOCATION LOCATION LOCATION...

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This beautifully presented three-bedroom mid-terrace home offers spacious and versatile accommodation, making it an ideal choice for a variety of buyers looking to move straight in. Situated in the highly sought-after area of West Bridgford, it's known for its excellent shops, cafes, and supermarkets, particularly around Central Avenue. It offers strong transport links with regular buses and easy access to major roads. The area is popular with families due to its outstanding schools. With beautiful parks and riverside walks, it provides the perfect mix of suburban charm and city convenience.. The ground floor of the property comprises an entrance hall, a dining room, a convenient W/C, and a modern fitted kitchen. On the first floor, there is a generously sized bedroom and a spacious living room, providing a perfect space for relaxation. The second floor hosts two further bedrooms, with the master boasting a private en-suite, alongside a three-piece bathroom suite and access to a boarded loft for additional storage. Externally, the property offers a driveway to the front with an electric vehicle charging point, while the rear features a private, north-facing garden that has been beautifully landscaped with a patio, lawn, mature shrubs, decking, a pebbled area and a shed.

MUST BE VIEWED





- Mid-Terrace House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Driveway With Electric Vehicle Charging Point
- Private Enclosed North-Facing Garden
- Highly Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3’10" x 16’0" (1.17m x 4.89m)

The entrance hall has wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator, a wall-mounted alarm system, coving and a single composite door providing access into the accommodation.

Dining Room

11’10" x 7’8" (3.62m x 2.34m)

The dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and a built-in storage cupboard with a bi-folding door.

W/C

6’2" x 3’2" (1.88m x 0.98m)

This space has a low level flush W/C, a pedestal wash basin, wood-effect flooring, a radiator, partially tiled walls, a recessed spotlight and an extractor fan.

Kitchen

9’4" x 14’11" (2.85m x 4.55m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding range cooker with an extractor hood, a sink and a half with a drainer, space for a fridge-freezer, tiled flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single composite door providing access out to the garden.

FIRST FLOOR

Landing

12’10" x 5’10" (3.92m x 1.78m)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving and provides access to the first floor accommodation.

Living Room

15’7" x 14’11" (4.75m x 4.55m)

The living room has UPVC double-glazed windows to the rear elevation, carpeted flooring, three radiators, a decorative surround and coving.

Bedroom Three

8’10" x 9’11" (2.71m x 3.04m)

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

SECOND FLOOR

Landing

5’4" x 3’3" (1.64m x 1.00m)

The landing has carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the second floor accommodation.

Master Bedroom

13’2" x 9’1" (4.02m x 2.78m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, panelled walls, a built-in wardrobe and access into the en-suite.

En-Suite

6’2" x 5’6" (1.88m x 1.70m)

The en-suite has a low level flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, wood-effect flooring, a chrome heated towel rail, waterproof wall panels, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

8’10" x 11’8" (2.71m x 3.56m)

The second bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and two built-in cupboards.

Bathroom

5’6" x 6’8" (1.69m x 2.05m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a hand-held shower, wood-effect flooring, a radiator, partially tiled walls, an electric shaving point, recessed spotlights and an extractor fan.

OUTSIDE

Front

To the front is a garden with a lawn, an electric vehicle charging point and a driveway.

Rear

To the rear is a private north-facing garden with a fence panelled boundary, a patio, a lawn, mature shrubs, decking, a pebbled area, a shed and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling 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.

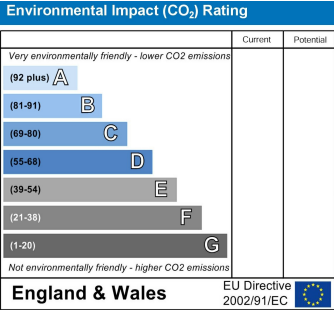
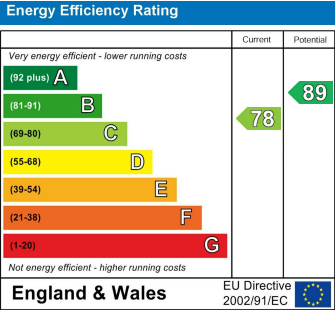
The vendor has advised the following:

Property Tenure is Freehold

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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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