

# HoldenCopley

PREPARE TO BE MOVED

Carnarvon Road, West Bridgford, Nottinghamshire NG2 6DE

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£325,000



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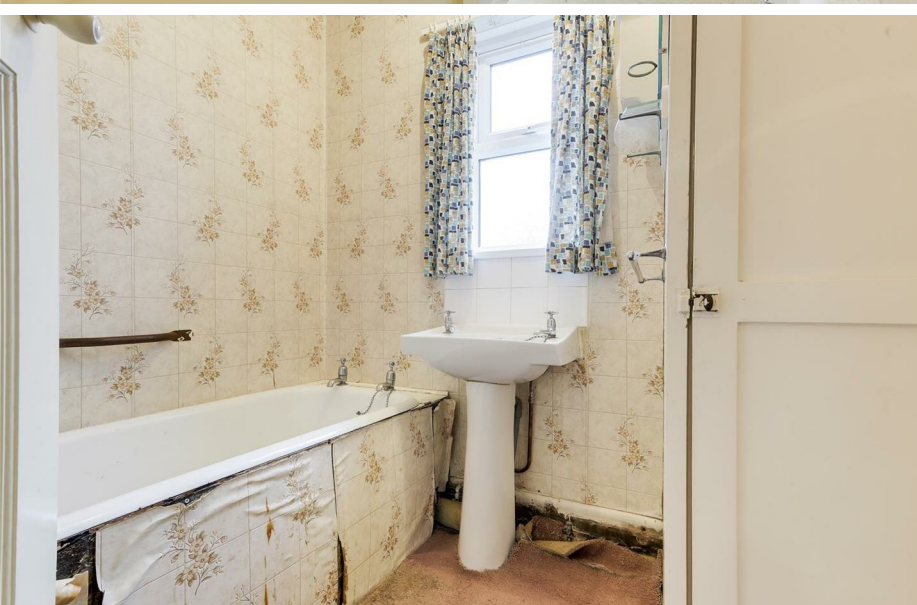
## NO UPWARD CHAIN...

Situated in a highly sought-after location, this spacious semi-detached house offers fantastic potential for buyers looking for a project. With no upward chain, it presents an excellent opportunity to create a dream home. The property is within close proximity to local shops, well-regarded schools, and excellent transport links, making it ideal for families and commuters alike. Upon entering, the ground floor comprises a welcoming hallway leading to a bright and airy living room, featuring a charming bay window that fills the space with natural light. The separate dining room provides the perfect setting for family meals or entertaining guests, while the fitted kitchen offers access to the ground floor W/C for added convenience. The first floor boasts two generously sized double bedrooms, along with a smaller third bedroom that would be perfect as a child's room or a home office. A two-piece bathroom suite and a separate W/C complete the upstairs accommodation. Externally, the property benefits from a front garden with gated access to the rear, as well as a driveway leading to the garage situated at the side of the house. The enclosed rear garden, bordered by fence panels, offers a private outdoor space with plenty of potential for landscaping or relaxation.

## MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Ground Floor W/C
- Garage & Driveway
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Hallway

12'11" x 6'8" (3.95 x 2.04)

The hallway has carpeted flooring, a radiator, an in-built cupboard, and a door providing access into the accommodation.

Living Room

13'6" x 11'3" (4.12 x 3.43)

The living room has a double glazed square bay window to the front elevation, a radiator, coving to the ceiling, a feature fireplace, and carpeted flooring.

Dining room

12'5" x 11'3" (3.79 x 3.44)

The dining room has a double glazed window to the rear elevation, a radiator, coving to the ceiling, a feature fireplace, and carpeted flooring.

Kitchen

7'10" x 9'8" (2.40 x 2.04)

The kitchen has a floor to ceiling fitted unit, a base unit a Belfast sink, a wall-mounted boiler, a freestanding cooker, and vinyl flooring.

Passage

6'2" x 3'2" (1.89 x 0.98)

The passage has carpeted flooring, a radiator, and two UPVC doors providing access to the rear of the property.

W/C

5'10" x 3'2" (1.79 x 0.99)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a radiator, and carpeted flooring.

FIRST FLOOR

Landing

9'4" x 3'3" (2.87 x 1.00)

The landing has a UPVC double glazed obscure window to the side elevation, a radiator, carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

12'5" x 11'3" (3.79 x 3.44)

The main bedroom has a UPVC double glazed window to the rear elevation, a feature fireplace, a picture rail, a radiator, and carpeted flooring.

Bedroom Two

11'2" x 10'7" (3.42 x 3.25)

The second bedroom has a UPVC double glazed window to the front elevation, a feature fireplace, a picture rail, a radiator, and carpeted flooring.

Bedroom Three

8'0" x 7'3" (2.45 x 2.23)

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

W/C

11'3" x 3'2" (3.44 x 0.97)

This space has a UPVC double glazed obscure window to the side elevation, a high flush W/C, and carpeted flooring.

Bathroom

6'7" x 5'10" (2.03 x 1.78)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a pedestal wash basin, a panelled bath, an in-built cupboard, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a garden with gated access to the rear garden, and a driveway to the garage is located at the side of the property.

Rear

To the rear of the property is an enclosed rear garden, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

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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recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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. Council Tax Band Rating - Gedling Borough Council - Band G 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.

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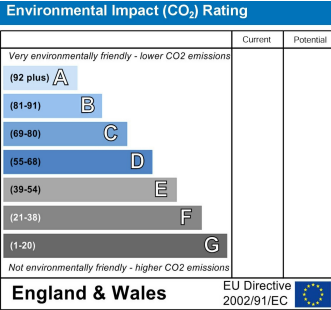
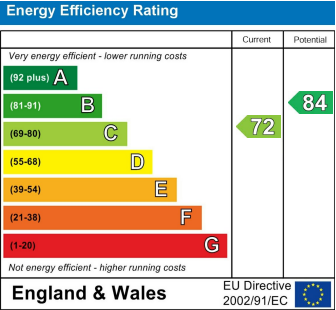
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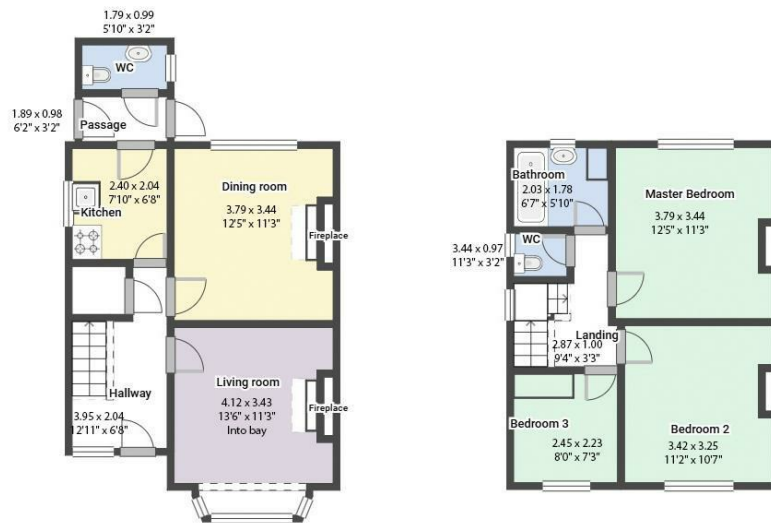
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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**2 Tudor Square, West Bridgford, Nottingham, NG2 6BT**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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