

HoldenCopley

PREPARE TO BE MOVED

Midland Cottages, West Bridgford, Nottinghamshire NG2 6BH

Guide Price £325,000 - £375,000

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GUIDE PRICE £325,000-£350,000

NO UPWARD CHAIN...

This well-presented three-bedroom mid-terraced home is offered with no upward chain. Nestled in a highly desirable location, the property is within walking distance of the vibrant West Bridgford centre, where an array of shops, restaurants, cafés, and leisure facilities await. With easy access to the River Trent and Nottingham City Centre, and being within the catchment for well-regarded primary and secondary schools. Inside, the ground floor boasts a entrance hall leading to a spacious open-plan reception area, providing ample space for both dining and relaxation. The modern kitchen, seamlessly integrated into the layout, enhances the contemporary feel of the home. On the first floor, you will find two generously sized double bedrooms and a four-piece bathroom suite. The top level offers an additional double bedroom. Externally, the property features a driveway with off-road parking for two cars and a charming front garden with a well-maintained lawn, plants, and shrubs. The rear garden is designed for low maintenance, featuring a courtyard-style layout with a block-paved patio seating area, alongside carefully placed plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Mid-Terraced House
- Three Double Bedrooms
- Spacious Open-Plan Reception Room
- Modern Kitchen
- Four-Piece Bathroom Suite
- Double Driveway
- Well-Presented Throughout
- No Upward Chain
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance

The entrance has tiled flooring and a single door providing access into the accommodation.

Lounge Diner

26'5" x 11'11" (8.07m x 3.65m)

The reception room has carpeted flooring, two radiators, ceiling coving, a dado rail, a traditional fireplace, open-plan access to the kitchen and a UPVC double-glazed window to the front elevation.

Kitchen

10'10" x 7'4" (3.32m x 2.24m)

The kitchen has a range of fitted base and wall units with worktops, a ceramic sink with a drainer and a swan neck mixer tap, a freestanding cooker & fridge freezer, space and plumbing for a washing machine, partially tiled walls, recessed spotlights, tiled flooring, a Velux window, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring and access to the first floor accommodation.

Bedroom Two

12'0" x 11'8" (3.67m x 3.57m)

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

Bedroom Three

11'2" x 8'11" (3.42m x 2.73m)

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

Bathroom

11'0" x 5'3" (3.37m x 1.61m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a shower fixture, a heated towel rail, recessed spotlights, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Master Bedroom

17'10" x 16'2" (5.45m x 4.95m)

The main bedroom has carpeted flooring, a radiator, a wall-mounted electric room heater, a traditional fireplace, in-built wardrobes and a Velux window.

OUTSIDE

Front

To the front of the property is a gravel driveway providing off-road parking for two cars, a pathway leading to the front door, access to the rear garden, a shed a lawn and plants and shrubs.

Rear

To the rear is a low maintenance courtyard style garden with a block-paved patio area, plants and shrubs and brick-wall boundaries.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B
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

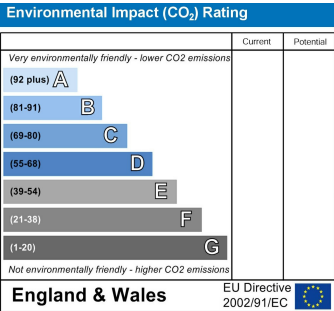
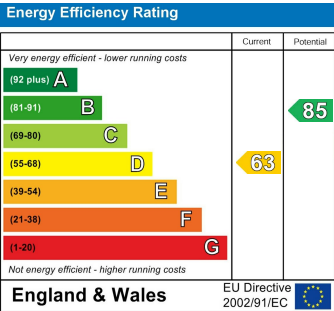
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

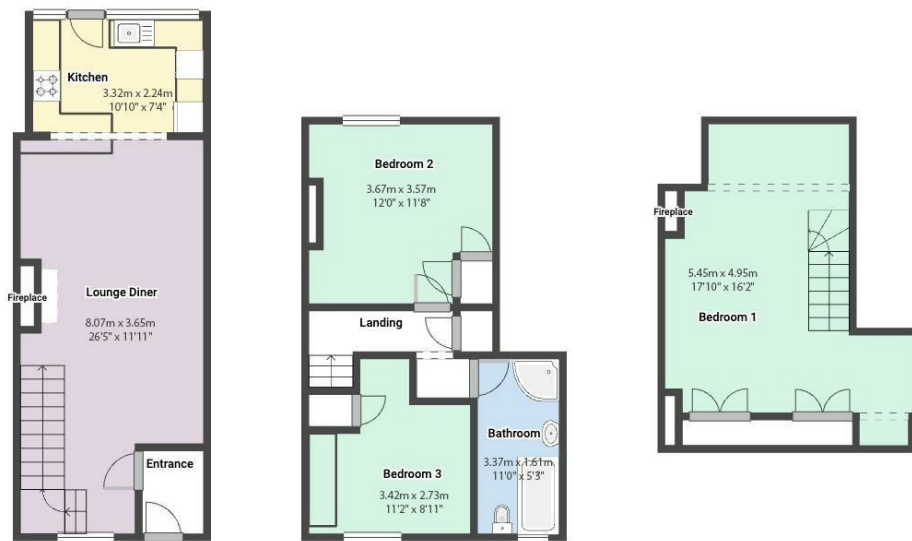
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & 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

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