

HoldenCopley

PREPARE TO BE MOVED

Balmoral Avenue, West Bridgford, Nottinghamshire NG2 7PU

Guide Price £450,000 - £500,000

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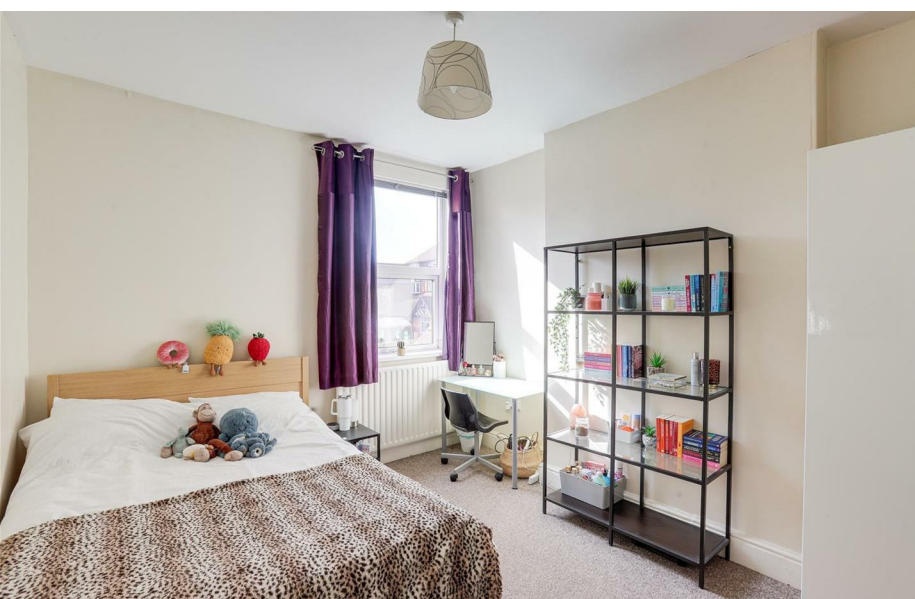
Guide Price £450,000 - £475,000

NO UPWARD CHAIN...

Welcome this spacious three-storey semi-detached home which is located in a highly sought-after area, offering excellent transport links and easy access to a range of local amenities, including shops, eateries, schools, and more. Being sold with no upward chain, this property is an ideal opportunity for a growing family looking for a forever home or an investor seeking a lucrative asset, as it is currently tenanted and the fixed term ends July 2025 and benefits from an HMO licence. Upon entering, you are welcomed by an entrance hall that leads into a generously sized reception room, which is currently used as a sixth bedroom. This room features a bay window to the front. Further along the hallway, you will find a spacious living room, perfect for relaxation or entertaining guests. At the heart of the home is a well-appointed fitted kitchen diner. From here, there is convenient access to a separate utility room. The first floor of the property comprises three well-proportioned double bedrooms, all offering comfortable living space. This level also benefits from two modern shower rooms, as well as a separate W/C for added convenience. Moving up to the second floor, there are two further generously sized bedrooms, completing the home's versatile and flexible accommodation. Externally, the property boasts a well-maintained frontage with security lighting, a courtyard, and gated access leading to the rear garden. The rear garden is a private and enclosed space, perfect for outdoor living and entertaining. It features a patio area, ideal for summer gatherings, along with a brick-built barbecue for alfresco dining. A neatly kept lawn is surrounded by planted borders filled with a variety of shrubs, plants, and bushes, adding charm and greenery to the outdoor space. Additional benefits include an outdoor storage area and a secure fence-panelled boundary, ensuring both privacy and practicality.

MUST BE VIEWED





- Semi Detached House
- Six Bedrooms
- Living Room
- Fitted Kitchen Diner & Utility Room
- Two Shower Rooms & Separated W/C
- Enclosed Rear Garden
- Sought After Location
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

23'1" max x 5'6" (7.06m max x 1.68m)
The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a UPVC door providing access into the accommodation.

Bedroom Six/Reception Room

13'11" into bay x 11'11" (4.26m into bay x 3.65m)
The sixth bedroom/reception room has UPVC double glazed bay window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Living Room

15'2" max x 10'6" (4.64m max x 3.21m)
The living room has a double glazed half bay window to the rear elevation, a wrought iron feature fireplace, a TV point, a dado rail, coving to the ceiling, and wood-effect flooring.

Kitchen/Diner

19'3" max x 10'5" (5.87m max x 3.20m)
The kitchen/diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a mixer tap and drainer, space for a range cooker, an extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, a wall-mounted boiler, a radiator, tiled splash back, tiled flooring, two UPVC double glazed window to the side elevation, and a UPVC door providing access to the rear garden.

Utility Room

8'4" x 3'10" (2.56m x 1.17m)
The utility room has a worktop, space and plumbing for a washing machine, space for a tumble dryer, a chrome heated towel rail, and tiled flooring.

FIRST FLOOR

Landing

27'7" max x 5'6" (8.41m max x 1.68m)
The landing has carpeted flooring, two radiators, and access to the first floor accommodation.

Bedroom One

15'1" max x 12'0" (4.61m max x 3.68m)
The first bedroom has a UPVC double glazed bay windows to the front elevation, a dado rail, coving to the ceiling, and carpeted flooring.

Shower Room

7'6" x 4'0" (2.29m x 1.23m)
The shower room has a UPVC double glazed window to the front elevation, a wall-mounted wash basin, a shower enclosure with a wall-mounted electric shower fixture, recessed spotlights, a chrome heated towel rail, partially tiled walls, and tiled flooring.

Bedroom Two

13'0" x 10'6" (3.97m x 3.21m)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Five

10'6" x 10'2" (3.22m x 3.10m)
The fifth bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

W/C

7'1" x 2'10" (2.17m x 0.87m)
This space has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a wall-mounted wash basin, a radiator, partially riled walls, and vinyl flooring.

Shower Room

7'1" max x 5'7" (2.18m max x 1.72m)
The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, recessed spotlights, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

SECOND FLOOR

Upper Landing

3'11" x 2'7" (1.20m x 0.79m)
The upper landing has a Velux window, carpeted flooring, and access to the second floor accommodation.

Bedroom Three

16'6" max x 9'3" (5.03m max x 2.83m)
The third bedroom has a UPVC double glazed window to the side elevation, two radiators, and carpeted flooring.

Bedroom Four

10'7" max x 9'1" (3.24m max x 2.77m)
The fourth bedroom has a UPVC double glazed window to the side elevation, two radiators, and carpeted flooring.

OUTSIDE

Front

To the front of the property has security lighting, a courtyard, and gates access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio, a brick built bar-be-cue, a lawn, planted borders with various plants, shrubs and bushes, an outdoor storage, a fence panelled boundary, and gates access.

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 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.

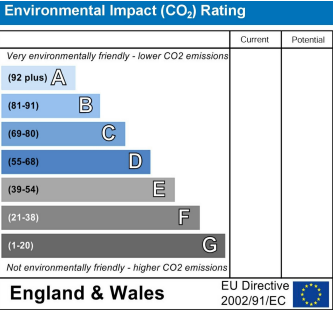
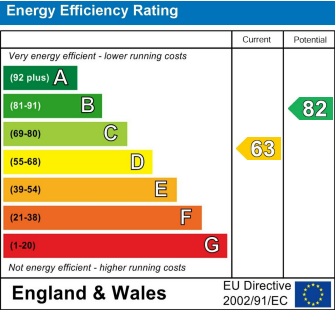
The vendor has advised the following:
Property Tenure is Freehold

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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.

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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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