

HoldenCopley

PREPARE TO BE MOVED

Date Close, West Bridgford, Nottinghamshire NG2 6LH

£325,000

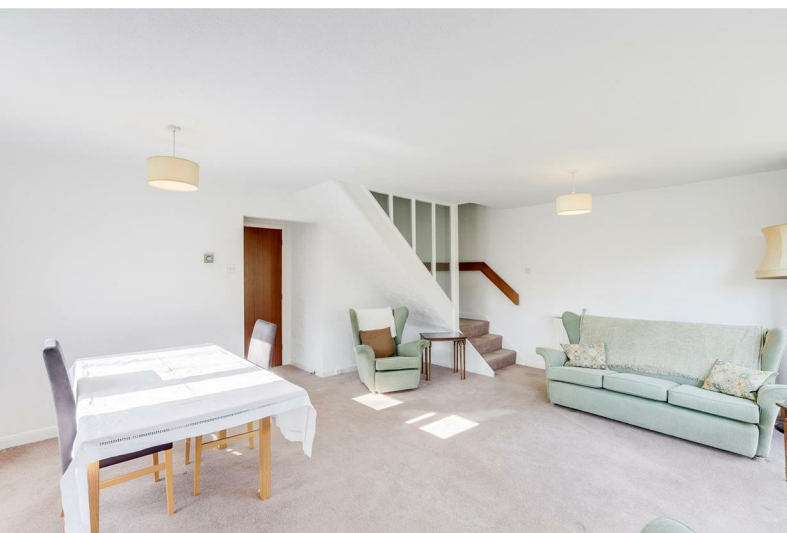
Dale Close, West Bridgford, Nottinghamshire NG2 6LH



LOCATION LOCATION LOCATION...

This deceptively spacious three-bedroom end-terrace home is situated in the highly sought-after area of West Bridgford, offering a fantastic opportunity for a variety of buyers. Well-presented throughout, the property is in good condition but could benefit from some modernisation, making it ideal for those looking to put their own stamp on a home. First-time buyers, families, and investors alike will appreciate the generous living space, excellent local amenities, and outstanding transport links. The ground floor features a porch, an entrance hall, and a shaker-style fitted kitchen, alongside a spacious living and dining area, perfect for both entertaining and relaxing. The property also benefits from an attached garage, providing additional storage or potential for conversion. Upstairs, there are three well-proportioned bedrooms, a three-piece family bathroom suite, and access to a boarded loft, offering further storage potential. Externally, the property boasts a driveway and a front garden with a neatly maintained lawn, mature shrubs, and trees. A side gate provides access to the impressive wrap-around garden, featuring two lawns, a patio area, and an array of mature plants, shrubs, and trees—ideal for families, gardening enthusiasts, or those seeking outdoor space to enjoy. Additionally, there may be the opportunity to purchase the land at the rear of the garden fence on both sides, allowing the possibility of extending the boundary and creating a more squared-off garden space. With Holme Pierrepont Country Park, top-rated schools, local shops, and excellent transport links all within easy reach, this home presents a fantastic opportunity in a prime location.

MUST BE VIEWED





- End-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Large Wrap Around Garden
- Highly Sought After Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

5’0" x 4’0" (1.54m x 1.22m)

The porch has UPVC double-glazed windows to the front and side elevations, tiled flooring, a fitted worktop and a single UPVC door providing access into the accommodation.

Entrance Hall

8’3" x 3’3" (2.52m x 1.01)

The entrance hall has carpeted flooring and a radiator.

Kitchen

10’11" x 6’7" (3.35m x 2.01m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated double oven, warming drawer and under the counter fridge, a washing machine, a gas hob, a stainless steel sink with a drainer and a swan neck mixer tap, tiled flooring, partially tiled walls and a UPVC double-glazed window to the front elevation.

Living/Dining Room

18’5" x 14’8" (max) (5.62m x 4.48m (max))

The living/dining room has UPVC double-glazed windows to the side and rear elevations, carpeted flooring, two radiators, a TV point and a single UPVC door providing access out to the garden.

Garage

15’9" x 7’10" (4.82m x 2.39m)

The garage has lighting, shelving and an up and over garage door.

FIRST FLOOR

Landing

The landing has carpeted flooring, two built-in cupboards, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

11’8" x 11’7" (max) (3.56m x 3.54m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in wardrobe.

Bedroom Two

12’11" x 11’11" (max) (3.95m x 3.64m (max))

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

Bedroom Three

11’11" x 6’7" (3.65m x 2.03m)

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

Bathroom

7’4" x 6’5" (max) (2.25m x 1.96m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower and a glass shower screen, partially tiled walls, a chrome heated towel rail, a built-in cupboard and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a driveway, a garden with a lawn and mature shrubs and trees and a single wooden gate providing rear access.

Rear

To the rear is a garden with a fence panelled boundary, a patio, a lawn, various plants and mature shrubs and trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 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 - 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.

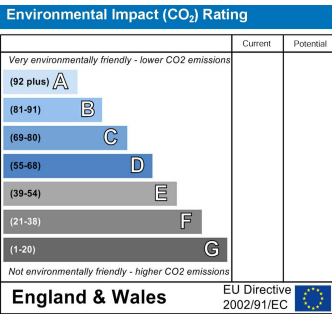
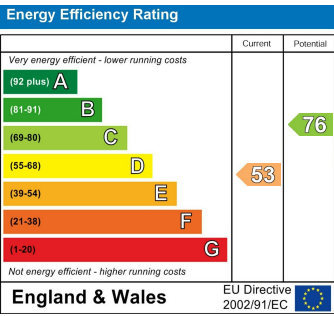
The vendor has advised the following:

Property Tenure is Freehold

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.



Dale Close, West Bridgford, Nottinghamshire NG2 6LH

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156712555

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

www.holdencopley.co.uk

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.