

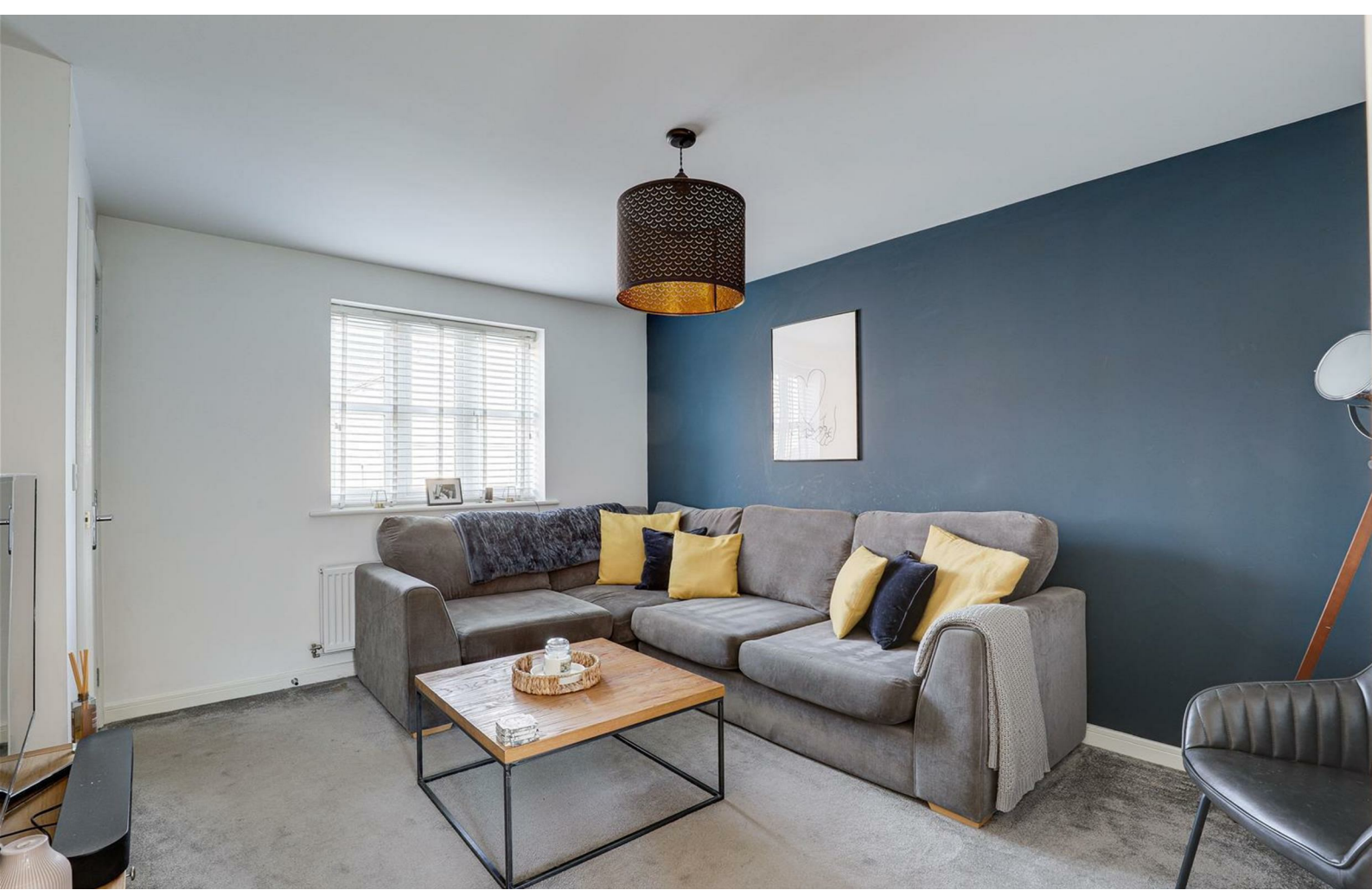
HoldenCopley

PREPARE TO BE MOVED

Spring Close, West Bridgford, Nottinghamshire NG2 7YR

£350,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented and well-decorated three-bedroom semi-detached house is ready to move into, offering a comfortable and stylish home. Located in a quiet neighborhood, it is conveniently close to a range of local amenities, excellent schools, and commuting links. The ground floor features an inviting entrance hall, a convenient WC, a spacious living room, and a modern fitted kitchen diner equipped with integrated appliances. Double French doors open out onto the private enclosed garden, creating a perfect flow between indoor and outdoor spaces. Upstairs, you'll find three well-proportioned bedrooms, including a master with its own en-suite, plus a family bathroom. To the front, there are two off-road parking spaces, and the rear garden offers a large lawn, complemented by a lovely decking area—ideal for relaxing or entertaining.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Modern Kitchen Diner
- Storage Space
- Bathroom & En-Suite
- Two Off-Road Parking Spaces
- South-Facing Garden With Decking
- Quiet Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'3" x 5'1" (1.32m x 1.57m)

The entrance hall has wood-effect flooring, wall-mounted coat hooks, and a single composite door providing access into the accommodation.

WC

4'8" x 3'2" (1.43m x 0.97m)

This space has a low level dual flush WC, a pedestal wash basin, a radiator, tiled flooring, and partially tiled walls.

Living Room

11'5" x 13'11" (3.49m x 4.26m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a wall-mounted thermostat, and a radiator.

Kitchen Diner

14'10" x 10'9" (4.53m x 3.28m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink with a mixer tap and drainer, an integrated dishwasher, an integrated oven with a gas hob, splashback and an extractor hood, an integrated fridge freezer, an integrated washing machine, space for a dining table, a radiator, wood-effect flooring, an in-built pantry cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7'2" x 6'6" (2.19m x 1.99m)

The landing has carpeted flooring, access to the boarded loft, and provides access to the first floor accommodation.

Bedroom One

10'11" x 9'11" (3.34m x 3.04m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, two in-built wardrobes, and access into the en-suite.

En-Suite

5'0" x 7'11" (1.53m x 2.43m)

The en-suite has a low level dual flush WC, a pedestal wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, tiled flooring, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

7'4" x 10'2" (2.25m x 3.12m)

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

Bedroom Three

6'9" x 7'3" (2.08m x 2.21m)

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

Bathroom

7'4" x 6'2" (2.26m x 1.88m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an electric shower fixture and a shower screen, tiled flooring, partially tiled walls, a radiator, recessed spotlights, and extractor fan.

OUTSIDE

Front

To the front of the property is a driveway, courtesy lighting, various plants, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio and decking area, a lawn, raised planters, an outdoor tap, courtesy lighting, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

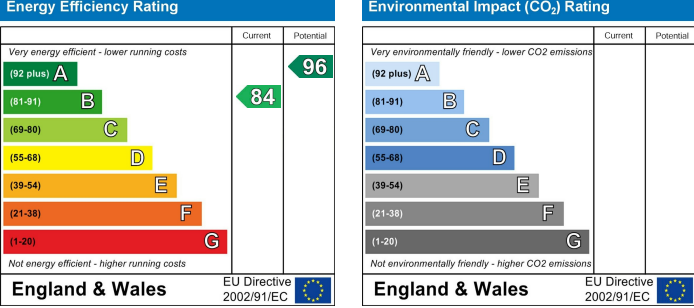
DISCLAIMER

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
Service charge for the year - £126.42
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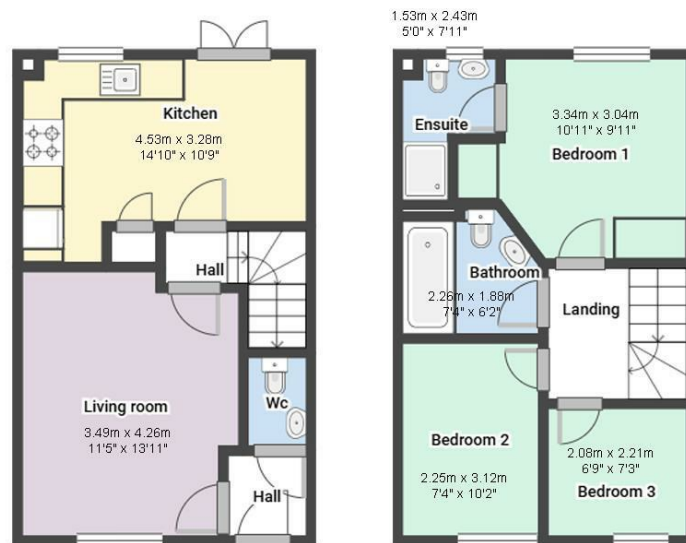
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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