

HoldenCopley

PREPARE TO BE MOVED

Broadleigh Close, West Bridgford, Nottinghamshire NG2 7NZ

Guide Price £260,000 - £290,000

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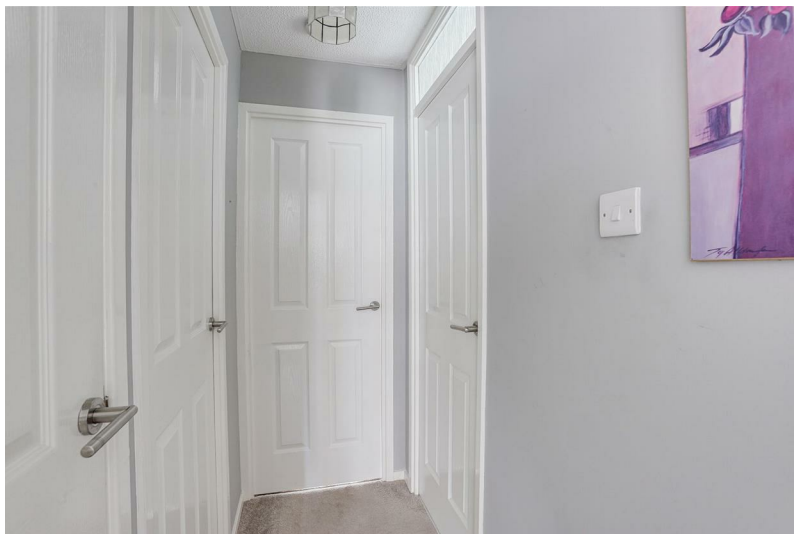
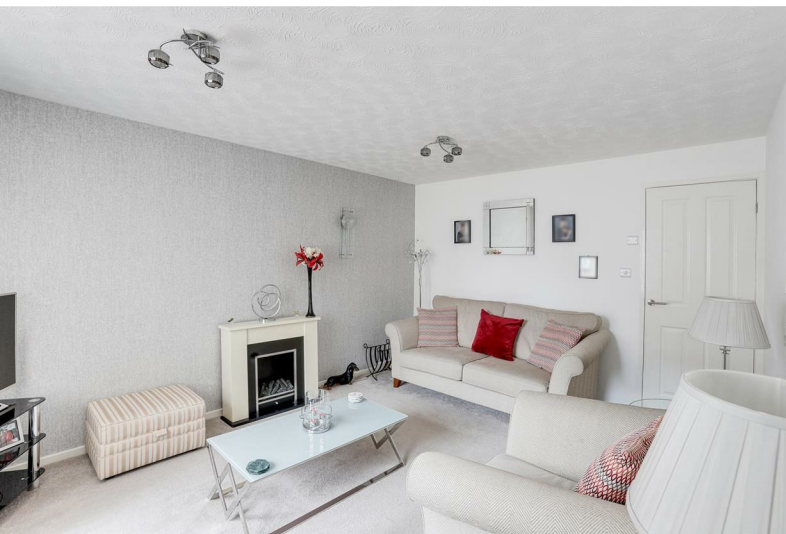


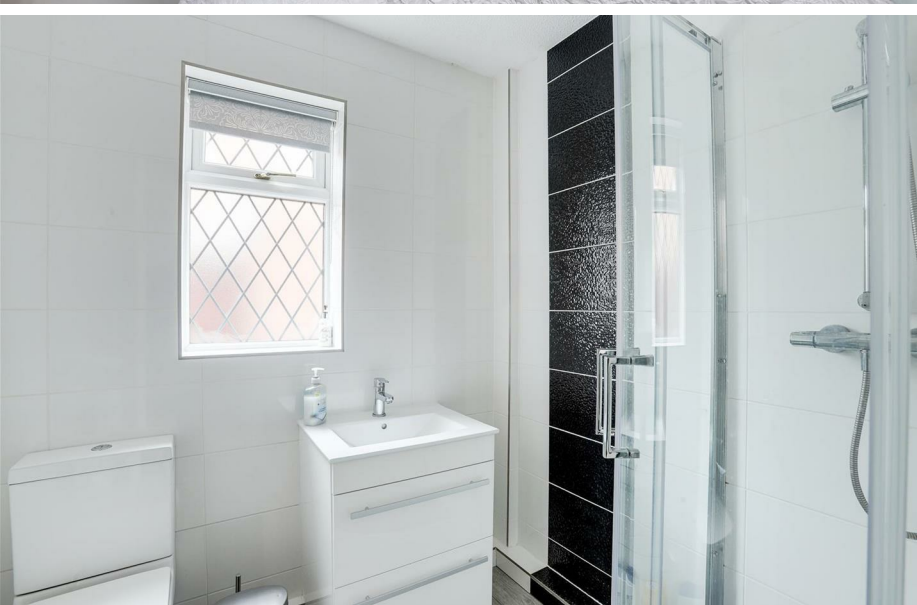
GUIDE PRICE £260,000 - £280,000

NO UPWARD CHAIN...

This well-presented two-bedroom semi-detached bungalow is nestled in a sought-after location on a peaceful no-through road, offering an ideal setting for those seeking single-storey living. Well-presented throughout, the property is perfectly positioned with excellent access to a variety of local shops, amenities, and convenient transport links, ensuring both comfort and practicality for its new owners. Upon entering, a welcoming entrance hall provides access to all key areas of the home. The spacious living room offers a bright and inviting space to relax, while the well-fitted kitchen is designed to provide ample storage and workspace for everyday use. The property benefits from two well-proportioned bedrooms, each offering a comfortable retreat, along with a modern three-piece shower room, designed for convenience and ease of use. Externally, the front of the property features a low-maintenance gravelled garden with courtesy lighting, enhancing the kerb appeal. A driveway provides off-road parking and leads to a garage, offering additional storage or secure parking. To the rear, the beautifully enclosed south-facing garden provides a private and peaceful outdoor space, complete with patio seating areas, a neatly maintained lawn, and a planted border, all enclosed by a panelled fence with gated access.

MUST BE VIEWED





- Semi Detached Bungalow
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Shower Room
- Garage & Driveway
- Enclosed South Facing Rear Garden
- Sought After Location
- No Up Ward Chain
- Must Be Viewed





ACCOMMODATION

Entrance Hall

4'0" x 3'2" (1.23m x 0.98m)

The entrance hall has carpeted flooring, in-built cupboard, and a composite door providing access into the accommodation.

Living Room

15'5" x 11'4" (4.71m x 3.47m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a feature fireplace, and carpeted flooring.

Kitchen

11'11" x 5'11" (3.64m x 1.81m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, an integrated washing machine, an integrated fridge, a radiator, tiled splash back, tiled flooring, and a UPVC double glazed window to the side elevation.

Hall

6'3" x 2'11" (1.91m x 0.90m)

The hall has carpeted flooring, an in-built cupboard, and access into the loft.

Bedroom One

11'6" x 8'2" (3.53m x 2.51m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe with sliding mirrored doors, and carpeted flooring.

Bedroom Two

9'1" x 7'3" (2.79m x 2.22m)

The second bedroom has carpeted flooring, a radiator, and sliding patio doors opening to the rear garden.

Shower Room

6'1" x 5'10" (1.86m x 1.78m)

The shower room has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a vanity style wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator with a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a low-maintained gravelled garden, with courtesy lighting, and a driveway proving access to the garage and rear garden.

Garage

17'10" x 9'0" (5.46m x 2.75m)

The garage has a UPCV door opening to the rear garden, ample storage, and an up-and-over door opening onto the driveway,

Rear

To the rear of the property is an enclosed south-facing rear garden with patio seating areas, a lawn, a planted board, a fence panelled boundary, and gated 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 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:

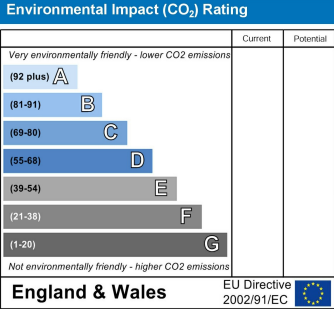
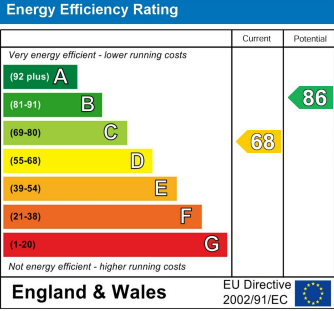
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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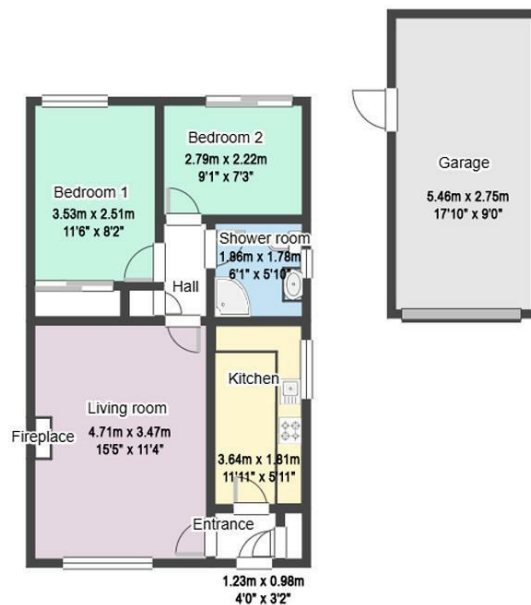
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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