

HoldenCopley

PREPARE TO BE MOVED

Foxfield Way, West Bridgford, Nottinghamshire NG2 7ZD

Guide Price £290,000 - £300,000

Foxfield Way, West Bridgford, Nottinghamshire NG2 7ZD



GUIDE PRICE £290,000 - £300,000

LOCATION LOCATION LOCATION...

This well presented modern two-bedroom semi-detached home, built just five years ago, is the perfect choice for any buyers looking for a property they can move straight into. Situated in a highly sought after location, the property is just a short distance from local shops, excellent transport links, and top-rated schools – making it ideal for a range of buyers including young professionals, small families, or downsizers. There is no upward chain, and the property also benefits from five years remaining on the 10-year NHBC Buildmark insurance guarantee, offering added peace of mind for buyers. To the ground floor, the property comprises an entrance hall, a convenient downstairs W/C, and a stunning open plan modern kitchen and living area – ideal for both everyday living and entertaining guests. Upstairs, you will find two generously sized double bedrooms and a stylish three-piece bathroom suite. Outside, the front of the property benefits from a double driveway providing off-road parking, while to the rear there is a private, enclosed garden featuring two separate patio seating areas, a well-maintained lawn, and a useful storage shed – perfect for relaxing or hosting in the warmer months.

MUST BE VIEWED





- Semi-Detached House With NHBC Remaining
- Two Double Bedrooms
- Open Plan Modern Fitted Kitchen/Living Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Highly Sought After Location
- Well Presented Throughout
- No Upward Chain





GROUND FLOOR

Entrance Hall

16'3" x 6'5" (max) (4.96m x 1.96m (max))

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

W/C

5'6"mx 2'10" (1.70mmx 0.87m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, wood-effect flooring, a radiator, an extractor fan and a recessed spotlight.

Open Plan Living

27'11" x 13'6" (max) (8.51m x 4.13m (max))

This space has a range of fitted base and wall units with worktops, an integrated oven, dishwasher, fridge and freezer, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, wood-effect flooring, two radiators, UPVC double-glazed windows to the front and rear elevations and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

9'2" x 6'11" (2.80m x 2.13m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

Master Bedroom

13'6" x 9'10" (max) (4.12m x 3.00m (max))

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

Bedroom Two

13'6" x 10'5" (max) (4.14m x 3.20m (max))

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

Bathroom

7'0" x 5'6" (2.14m x 1.69m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted panelled bath with a mains-fed shower, a hand-held shower and a glass shower screen, wood-effect flooring, a radiator, partially tiled walls, an extractor fan and recessed spotlights.

OUTSIDE

Front

To the front is a driveway for two cars and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, two paved patio areas, a lawn and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 5G 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.

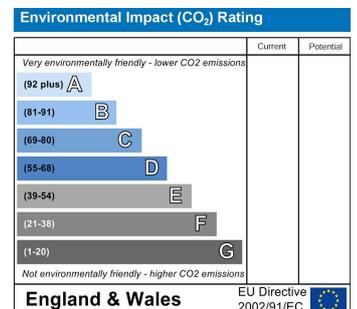
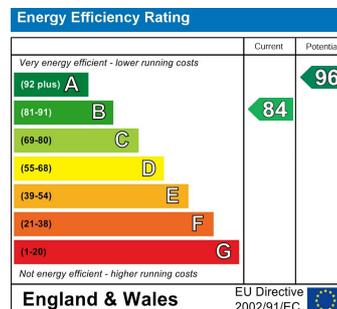
The vendor has advised the following:

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.



Foxfield Way, West Bridgford, Nottinghamshire NG2 7ZD

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.