

HoldenCopley

PREPARE TO BE MOVED

Nearsby Drive, West Bridgford, Nottinghamshire NG2 6LA

Guide Price £290,000 - £300,000

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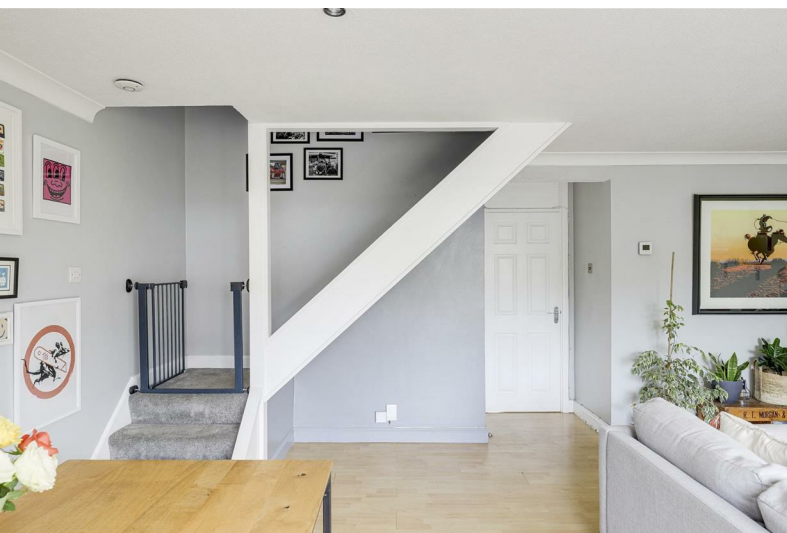


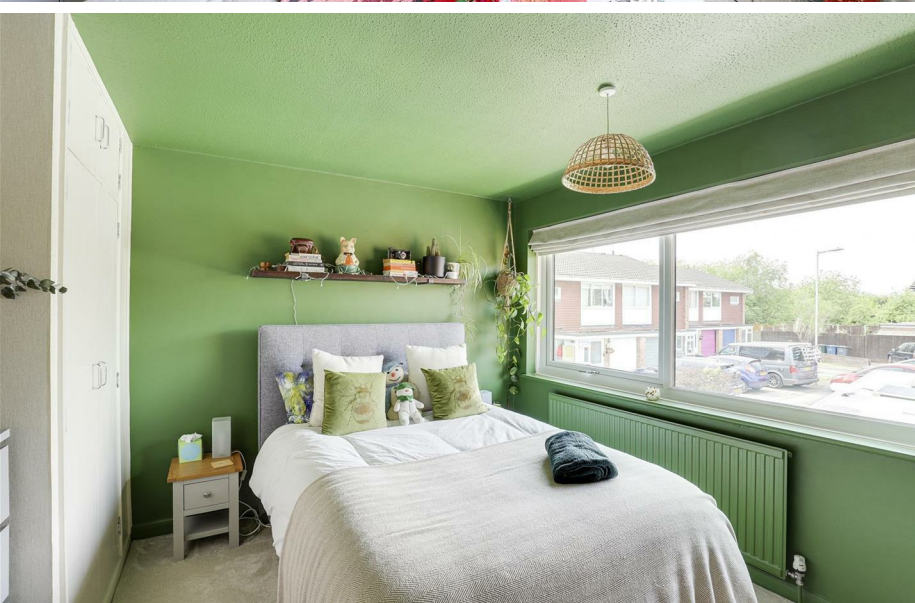
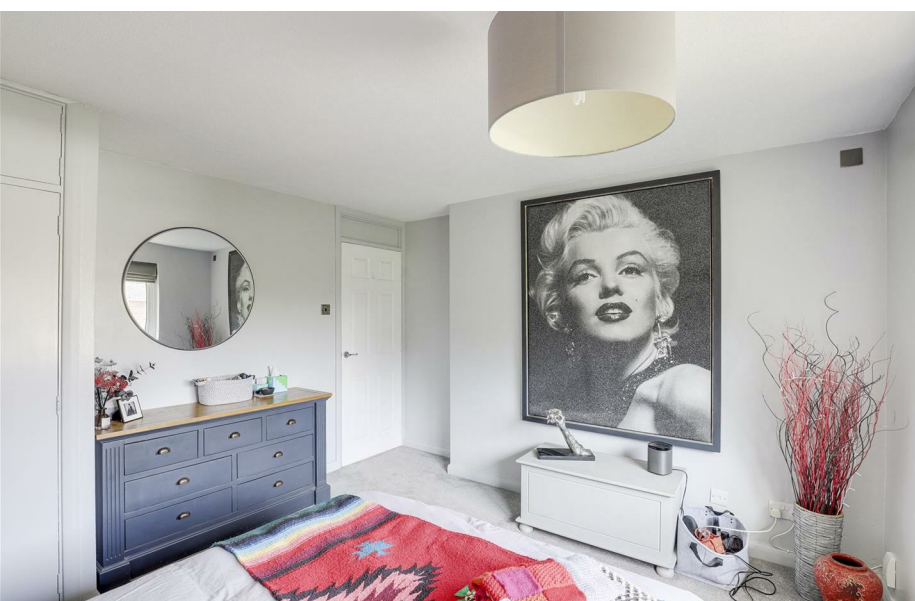
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SOUGHT-AFTER LOCATION...

This well-presented three-bedroom mid-terrace house is located in a sought-after residential area, offering the perfect blend of comfort, convenience, and lifestyle. Ideally positioned within easy reach of West Bridgford's vibrant centre, with its excellent range of shops, cafes, restaurants, and leisure facilities. This property is also well-connected to Nottingham City Centre, local universities, and major transport links, including direct train services to London from Nottingham or East Midlands Parkway. The property is situated within the catchment area for the highly regarded Abbey Road Primary School and Rushcliffe School, making it a great choice for families. Upon entering, you are welcomed by a hallway leading to a modern kitchen, well-equipped to meet all your culinary needs. The spacious reception room offers an ideal setting for both dining and relaxing, with large sliding patio doors that open directly onto the rear garden—perfect for indoor-outdoor living. Upstairs, the property features two generous double bedrooms, a comfortable single bedroom, and a stylish three-piece bathroom suite. Externally, the home benefits from a driveway providing off-road parking for two vehicles, as well as access to an integral garage. To the rear, the enclosed garden is well-maintained, featuring a patio seating area, a lawn, and a variety of established plants and shrubs, creating a peaceful outdoor retreat.

MUST BE VIEWED!





- Mid-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Stylish Bathroom
- Driveway & Garage
- Established Garden
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5*5" x 4*7" (1.67m x 1.40m)

The entrance hall has tiled flooring, two UPVC double-glazed windows to the front and side elevation and a single composite door providing access into the accommodation.

Hallway

8*4" x 3*4" (2.55m x 1.02m)

The hallway has tiled flooring, a radiator, recessed spotlights and a single UPVC door providing access from the porch.

Kitchen

10*10" x 6*7" (3.32m x 2.02m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas ring hob, extractor fan & fridge freezer, space and plumbing for a washing machine, partially tiled walls, tiled flooring, recessed spotlights and a UPVC double-glazed window to the front elevation.

Lounge/Diner

18*5" max x 17*6" (5.62m max x 5.34m)

The lounge diner has laminate wood-effect flooring, carpeted stairs, two radiators, ceiling coving, recessed spotlights and large sliding patio doors opening out to the rear garden.

FIRST FLOOR

Landing

6*8" max x 5*10" (2.05m max x 1.78m)

The landing has carpeted flooring, two in-built storage cupboards, recessed spotlights, access to the first floor accommodation and access to the loft.

Master Bedroom

13*1" max x 11*6" (3.99m max x 3.52m)

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

Bedroom Two

11*8" max x 11*1" (3.56m max x 3.38m)

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

Bedroom Three

11*6" max x 6*1" (3.53m max x 1.87m)

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

Bathroom

7*3" x 6*1" (2.23m x 1.86m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a counter top wash basin, a freestanding double-ended bath with central tap and a overhead rainfall shower fixture, a heated towel rail, tiled walls and flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for two vehicles, access to the garage and courtesy lighting.

Garage

15*9" x 7*10" (4.81m x 2.40m)

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, established plants and shrubs, a shed and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

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.

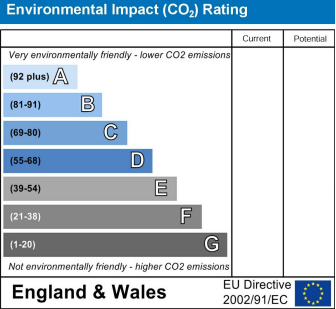
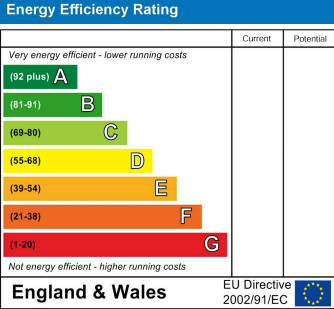
The vendor has advised the following:

Property Tenure is Freehold

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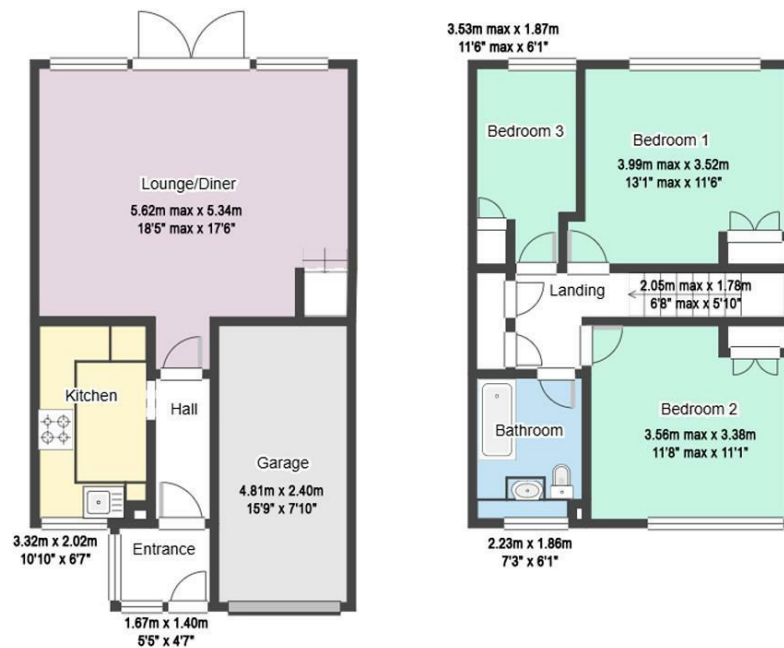
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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