

HoldenCopley

PREPARE TO BE MOVED

Oak Tree Close, West Bridgford, Nottinghamshire NG2 5DE

Guide Price £230,000 - £240,000

GUIDE PRICE £230,000 - £240,000

SEMI DETACHED HOUSE...

Welcome to this two bedroom semi-detached home located in the heart of a sought after location. With its welcoming reception room, a fitted kitchen and a three-piece bathroom suite, this property offers a cosy yet contemporary living environment perfect for first-time buyers or small families. For those commuting, this property boasts excellent transport links. It's just a short 3-mile drive to Nottingham Railway Station, where regular trains can take you to London in under 2 hours. Driving? The A52 is only 2 miles away, offering easy access to the M1 motorway, approximately 10 miles away, making longer journeys a breeze. Families will be pleased to know that when it comes to schooling options, you're spoilt for choice. Edwalton Primary School, rated 'Outstanding' by Ofsted, is just 2.8 miles away. For older children, Rushcliffe School, also 'Outstanding', is approximately a 3-mile drive. The local amenities are equally impressive. You're only 2.5 miles from the major retail hub at Victoria Retail Park, boasting a range of shops and eateries. Close by, you'll find some fantastic green spaces too: the beautiful Nottinghamshire Golf and Country Club is just 3 miles away, perfect for a weekend round of golf or a leisurely stroll.

MUST BE VIEWED



- Semi Detached House
- Two Bedrooms
- Three-Piece Bathroom Suite
- Spacious Living Room
- Fitted Kitchen
- Enclosed Rear Garden
- Sought After Location
- Excellent Transport Links
- Well-Presented Throughout
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, a fitted base cupboard, an alarm key pad, and a UPVC door providing access into the accommodation.

Living Room

16'7" x 10'5" (5.08m x 3.20m)

The living room has a UPVC double glazed bow window to the front elevation, a radiator, a TV point, an in-built cupboard, a dado rail, coving to the ceiling, and carpeted flooring.

Kitchen

13'10" x 7'11" (4.22m x 2.42m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splash back, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, access into the loft with lighting, and access to the first floor accommodation.

Bedroom One

13'8" x 10'9" (4.18m x 3.28m)

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

Bedroom Two

11'1" x 7'11" (3.39m x 2.42m)

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

Bathroom

7'7" x 5'8" (2.32m x 1.74m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a heated towel rail, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, and pathway.

Rear

To the rear of the property is an enclosed rear low-maintenance garden with a block paved area, a shed, 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 1000Mbps and Upload Speed 100Mbps
- 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

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.

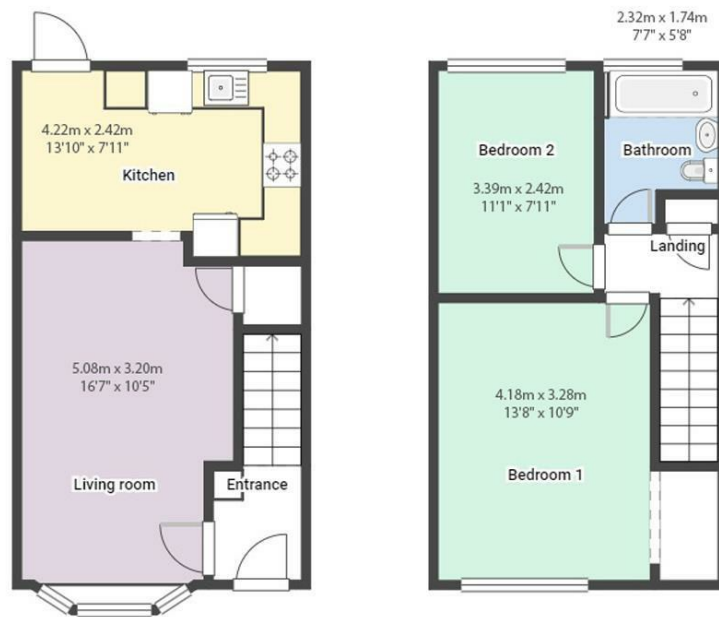
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



Oak Tree Close, West Bridgford, Nottinghamshire NG2 5DE

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.