

HoldenCopley

PREPARE TO BE MOVED

East View, West Bridgford, Nottinghamshire NG2 7QN

Offers In Excess Of £375,000

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NO UPWARD CHAIN...

This two-bedroom detached bungalow is situated in a highly sought-after location, within easy reach of West Bridgford's wide range of shops, cafes and local amenities, while also offering quick access into Nottingham City Centre. The property also benefits from excellent transport links, with convenient connections to regional and national transport hubs, including direct rail services to London from Nottingham and East Midlands Parkway. Internally, the property is well-proportioned throughout and would make the perfect purchase for anyone looking to downsize or seeking a property with potential to personalise. The accommodation comprises an entrance hall leading into a bright and spacious living room, a fitted kitchen, an inner hallway, a three-piece bathroom suite, and two good-sized bedrooms. Outside, the front of the property features a lawned garden, courtesy lighting, and a block-paved driveway with gated access to a detached garage and the rear garden. To the rear, you'll find a generous garden with a lawn, patio area, greenhouse, shed, and secure fencing offering a private and enclosed space ideal for relaxing or entertaining.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Large Garden
- Sought After Location
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Entrance Hall

3'1" x 6'9" (0.95m x 2.07m)

The entrance hall has carpeted flooring, UPVC double glazed window to the side elevation along with a UPVC double glazed obscure window to the front elevation, and a composite door providing access into the accommodation.

Living Room

19'9" x 17'6" (6.02m x 5.34m)

The living room has two UPVC double glazed windows to the front and side elevation with fitted shutters, a TV point, three radiators, a feature fireplace, coving to the ceiling, and carpeted flooring.

Kitchen

10'8" x 8'11" (3.26m x 2.73m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with mixer taps and a drainer, an integrated oven, gas ring hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a radiator, partially tiled walls, carpet tiled flooring, a UPVC double glazed window the side elevation, and a door opening out to the garden.

Inner Hall

4'8" x 5'2" (1.43m x 1.58m)

The inner hallway has carpeted flooring, an airing cupboard, and access into the loft with lighting.

Bedroom One

10'1" x 12'9" (3.09m x 3.89m)

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

Bedroom Two

9'7" x 9'0" (2.92m x 2.74m)

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

Bathroom

5'4" x 6'9" (1.65m x 2.06m)

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

OUTSIDE

Front

To the front of the property is courtesy lighting, a lawn, a block paved driveway with gated access to the garage and rear garden.

Garage

8'2" x 16'9" (2.50m x 5.11m)

The garage has lighting, electrics, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is a lawn, a shed, a greenhouse, a patio area, and a fence panelled boundary.

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 - Some coverage of 3G & 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 - Gedling Borough Council - Band G

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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