

HoldenCopley

PREPARE TO BE MOVED

Davies Road, West Bridgford, Nottinghamshire NG2 5JA

Offers In The Region Of £500,000

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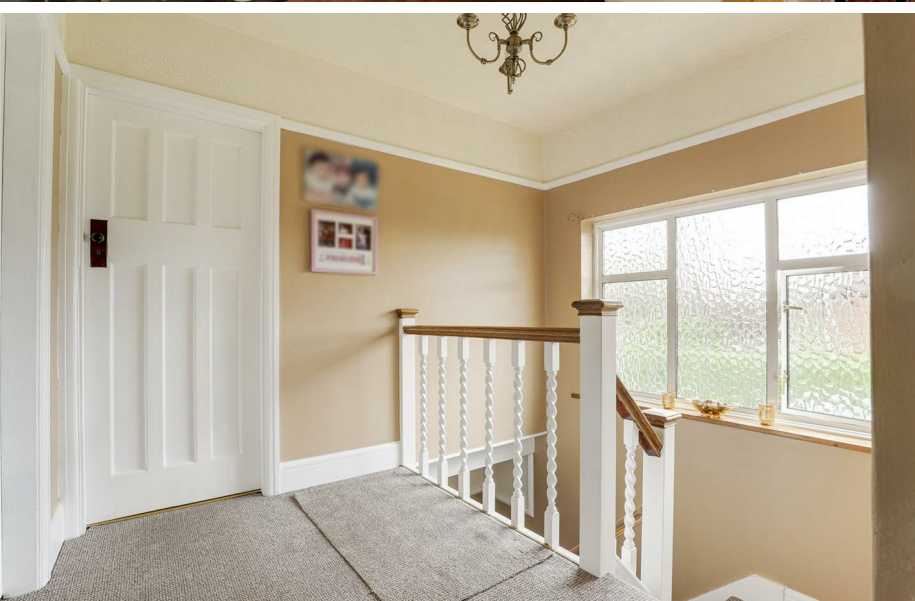


SOUGHT AFTER LOCATION...

Situated in a highly regarded and convenient location, this well-presented three-bedroom semi-detached home offers comfortable living with excellent access to a range of local amenities including shops, cafes and schools, alongside superb transport links for commuting. On entering the property, you're welcomed by an entrance hallway with a useful storage room. To the front, the dining room features a charming bay window and flows seamlessly into the spacious living room, which benefits from French doors opening onto the rear garden – perfect for entertaining or relaxing with family. The ground floor is completed by a fitted kitchen offering a range of units and worktop space. Upstairs, the first floor hosts three well-proportioned bedrooms, with the main bedroom enjoying a bay window overlooking the front. There is also a modern three-piece bathroom suite and a separate W/C for added convenience. Outside, the front of the property features a gravelled area with mature planting, courtesy lighting and gated side access. To the rear, there is a generous enclosed garden with a patio area, lawn, fenced boundaries and gated access to a detached garage, offering further practicality.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-piece Bathroom Suite & Separate W/C
- Garage & Driveway
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'5" x 9'10" (4.09m x 3.02m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a picture rail, a UPVC door providing access into the accommodation, and access into the store room.

Store Room

4'7" x 4'5" (1.40m x 1.36m)

The store room has a circular stained glass window to the front elevation, and wood-effect flooring.

Dining Room

13'7" x 12'0" (4.16m x 3.67m)

The dining room has a UPVC double glazed bay window to the front elevation, a radiator, a picture rail, an original decorative feature fireplace, wood flooring, and open access into the living room.

Living Room

12'0" x 14'0" (3.68m x 4.29m)

The living room has UPVC double glazed window to the rear elevation, a dado rail, a radiator, a TV point, a decorative feature fireplace, wood flooring, and French doors opening to the rear garden.

Kitchen

10'5" x 9'10" (3.18m x 3.00m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, a freestanding cooker, an extractor fan, space and plumbing for a washing machine, space for a dining table, a radiator, recessed spotlights, floor-to-ceiling tiling, tiled flooring, a UPVC double glazed window to the side elevation, a UPVC door opening to the rear garden, and access into the pantry.

Pantry

4'4" x 6'1" (1.34m x 1.86m)

The pantry has a UPVC double glazed window to the side elevation, and tiled flooring.

FIRST FLOOR

Landing

14'0" x 9'10" (4.27m x 3.01m)

The landing has an obscure window to the side elevation, a picture rail, carpeted flooring, a radiator, and access to the first floor accommodation.

Bedroom One

11'11" x 14'2" (3.65m x 4.32m)

The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, a picture rail, a range of fitted furniture including wardrobes, over head cupboards and base units, and wood flooring.

Bedroom Two

14'1" x 11'11" (4.30m x 3.64m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, a range of fitted furniture including wardrobes, over head cupboards and base units, and carpeted flooring.

Bedroom Three

10'0" x 7'4" (3.05m x 2.26m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, a picture rail, a fitted wardrobe, and wood flooring.

Bathroom

6'9" x 10'4" (2.06m x 3.16m)

The bathroom has an obscure window to the rear elevation, a pedestal wash basin, a wood panelled bath, a separate shower with a wall-mounted shower fixture, in-built cupboards, a radiator, recessed spotlights, floor-to-ceiling tiling, and tiled flooring

W/C

4'6" x 2'9" (1.38m x 0.86m)

This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, various planted bushes, courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a fence panelled boundary, and gated access to the garage.

Garage

9'3" x 15'7" (2.83m x 4.75m)

The garage has two windows to the side elevation, ample storage, a door opening to the rear garden, lighting, electrics, and an up-and-over door.

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 D

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.

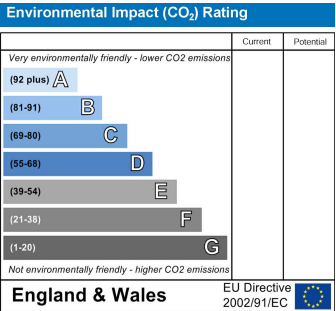
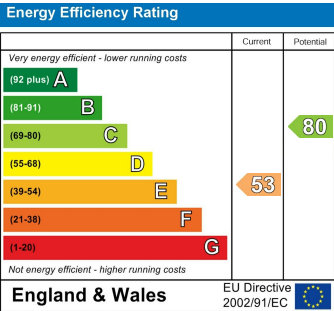
The vendor has advised the following:

Property Tenure is Freehold

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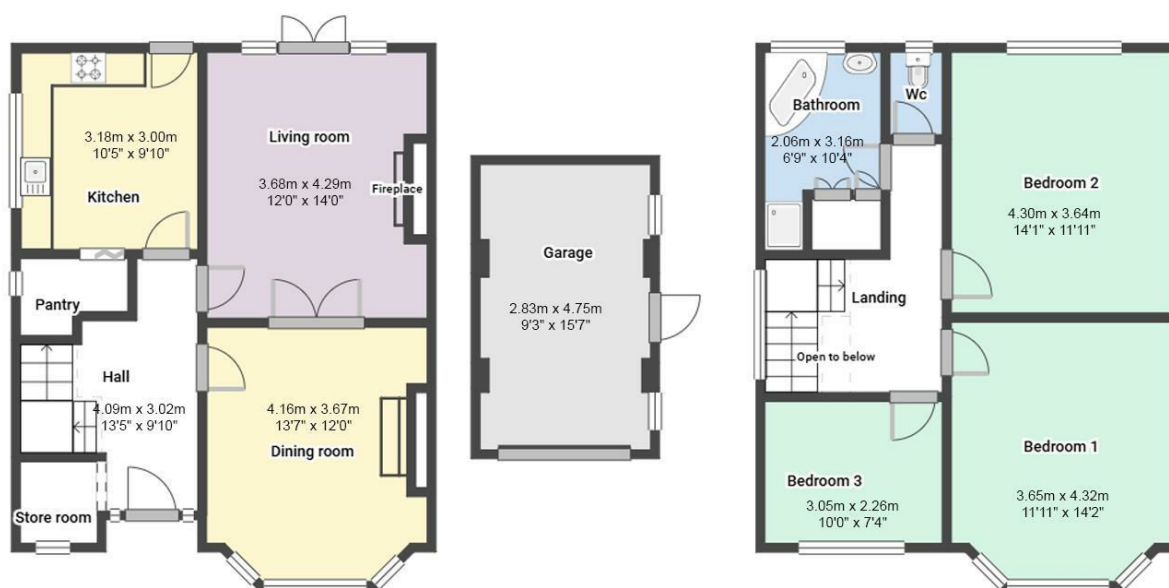
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

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