

# HoldenCopley

PREPARE TO BE MOVED

Haven Close, West Bridgford, Nottinghamshire NG2 7LP

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Guide Price £300,000 - £325,000



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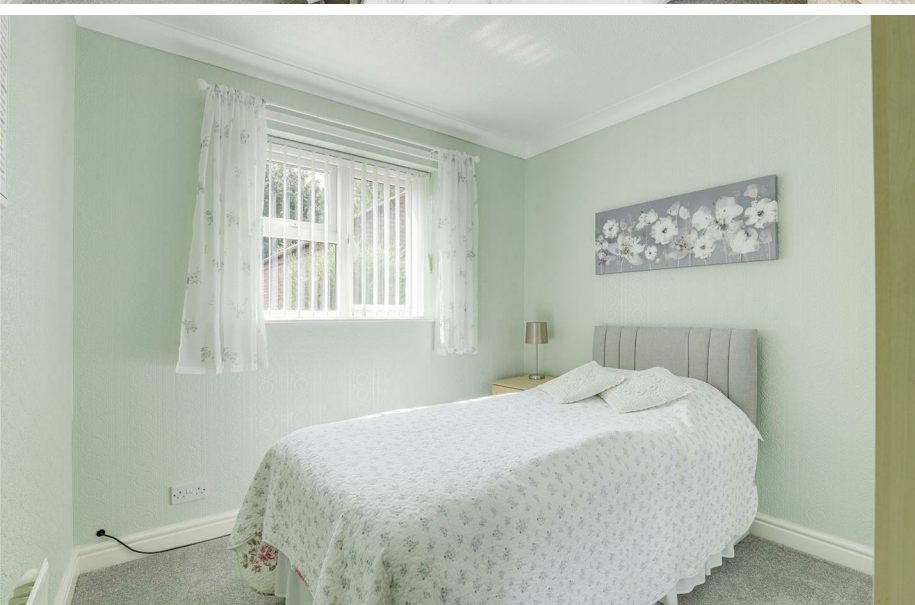
### DETACHED BUNGALOW IN A GREAT LOCATION...

A two-bedroom detached bungalow with excellent potential, situated in a highly sought-after West Bridgford cul-de-sac and offered to the market with no upward chain. Ideal for a range of buyers, particularly those seeking single-level living, this property is ready for someone to make their own and create a stylish home to suit their taste. The accommodation comprises an entrance hall leading to a spacious living/dining area, a fitted kitchen with ample worktop and storage space, and two bedrooms, both with fitted wardrobes. A three-piece bathroom suite completes the layout. To the front, a block-paved driveway and gated access to a further side driveway provide ample off-street parking, along with a detached garage. The rear garden is south-facing with a natural lawn, offering a private and sunny space to enjoy. Located in a quiet cul-de-sac, this bungalow is within easy reach of West Bridgford town centre with its shops, cafés, and restaurants and a short walking distance to the Rushcliffe Arena and David Lloyd fitness centre. Excellent transport links into Nottingham city centre further enhance its appeal. This property presents a fantastic opportunity for someone to put their own stamp on a home in one of Nottingham's most desirable areas.

MUST BE VIEWED







- Detached Bungalow
- Two Bedrooms
- Spacious Open Plan Living/Diner
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Front & Side Driveway
- Detached Garage
- South-Facing Rear Garden
- No Upward Chain
- Popular Location











ACCOMMODATION

Entrance Hall

2\*8" x 6\*9" (0.83m x 2.07m)

The entrance hall features carpeted flooring, a dado rail, and a radiator, with UPVC double-glazed obscure windows to the front and side elevations, and a UPVC door leading into the property.

Living Room

18\*4" x 19\*5" (5.59m x 5.92m)

The living room features carpeted flooring, a dado rail, ceiling coving, a feature fireplace with a decorative surround, a radiator, and UPVC double-glazed windows to the front and side elevations.

Kitchen

10\*11" x 9\*0" (3.33m x 2.74m)

The kitchen features a range of fitted base and wall units with worktops, a stainless steel sink and drainer with a swan-neck mixer tap, an integrated oven with ceramic hob and extractor fan, a splashback, an integrated fridge freezer, a radiator, laminate flooring, a UPVC double-glazed window to the side elevation, and a UPVC door providing access to the side of the property.

Master Bedroom

12\*11" x 10\*3" (3.94m x 3.12m)

The main bedroom features carpeted flooring, ceiling coving, a fitted wardrobe with a sliding mirrored door, a radiator, a UPVC double-glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

Bedroom Two

9\*8" x 8\*8" (2.95m x 2.64m)

The second bedroom features carpeted flooring, ceiling coving, a fitted wardrobe with sliding mirrored doors, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

5\*5" x 7\*6" (1.65m x 2.29m)

The bathroom is fitted with a low-level dual-flush W/C, a vanity storage unit with an inset wash basin, and a shower enclosure with both a wall-mounted electric shower and an adjustable lift-off shower head. Additional features include an electric shaving point, radiator, cushion flooring, tiled walls, a recessed spotlight, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

The front of the property boasts a block-paved driveway with courtesy lighting, gated access to an additional side driveway, and convenient access to the garage.

Garage

8\*7" x 15\*7" (2.62m x 4.75m)

Rear

At the rear, the south-facing garden features a decking area leading to a well-maintained lawn, bordered by planters filled with a variety of shrubs. A combination of brick walls and fence panels neatly defines the boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

- Phone Signal – Good 4G/5G Coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

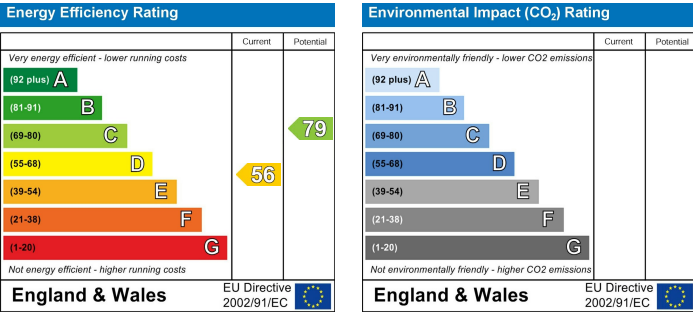
DISCLAIMER

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 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.





## Haven Close, West Bridgford, Nottinghamshire NG2 7LP

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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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