

HoldenCopley

PREPARE TO BE MOVED

Herons Court, West Bridgford, Nottinghamshire NG2 6PE

Guide Price £250,000

Herons Court, West Bridgford, Nottinghamshire NG2 6QE



GUIDE PRICE £250,000 - £270,000

IMMACULATELY PRESENTED THROUGHOUT...

This immaculately presented two-bedroom end-terrace house presents the perfect opportunity for anyone wanting to move straight in and enjoy a chic, fully equipped home. Located on a quiet cul-de-sac in a highly sought-after area, the property benefits from close proximity to local amenities, excellent transport links, and top-rated school catchments, making it ideal for a range of buyers. The ground floor welcomes you with an entrance hall leading to a comfortable living room, a sleek, modern fitted kitchen, and a convenient W/C. Upstairs, there are two well-proportioned bedrooms, a contemporary three-piece bathroom suite, and access to a spacious boarded loft that is fully carpeted and can serve as extra storage or an office. Externally, the property features a block-paved driveway at the front with an electric vehicle charging point for added convenience. The private rear garden is designed for low-maintenance enjoyment, with a fence-panelled boundary for privacy, a decked area, artificial lawn, and a storage shed. This beautifully finished home combines modern living with easy-care outdoor spaces, creating an ideal move-in-ready property in a prime location.

MUST BE VIEWED





- End Terrace House
- Two Bedrooms
- Living Room
- Modern Fitted Kitchen
- Ground Floor W/C
- Stylish Three Piece Bathroom Suite
- Driveway With An Electric Vehicle Charging Point
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'1" x 4'1" (1.27m x 1.26m)

The entrance hall has carpeted flooring and stairs, a radiator, a built-in cupboard and a single composite door providing access into the accommodation.

Living Room

9'10" x 13'2" max (3.00m x 4.03m max)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and fitted TV wall units.

Kitchen

9'5" x 12'10" (2.88m x 3.92m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, an integrated oven, a gas hob, a stainless steel sink with a drainer and a swan neck mixer tap, wood-effect flooring, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

W/C

4'0" max x 4'11" (1.24m max x 1.52m)

This space has a low level concealed flush W/C, a wall-mounted wash basin, wood-effect flooring, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

3'1" x 4'10" (0.96m x 1.48m)

The landing has carpeted flooring, a built-in cupboard, access to the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

10'9" x 9'10" (3.28m x 3.00m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in mirrored sliding door wardrobe.

Bedroom Two

6'6" x 11'11" (2.00m x 3.64m)

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

Bathroom

6'7" x 5'10" (2.01m x 1.78m)

The bathroom has a low level concealed flush W/C, a wall-mounted wash basin, a fitted bath with a mains-fed shower, a glass bi-folding shower screen, tiled flooring and walls, a mirror, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway with an electric vehicle charging point and a single wooden gate providing rear access.

Rear

To the rear of the property is a private garden with a fence panelled boundary, an outdoor tap, courtesy lighting, decking, an artificial lawn and a further decked area with a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 220 Mbps

Phone Signal – All 4G, most 5G & 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

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

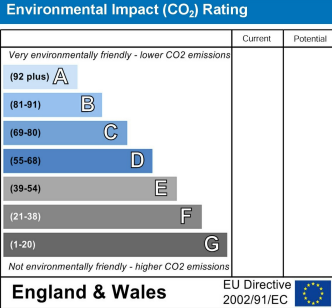
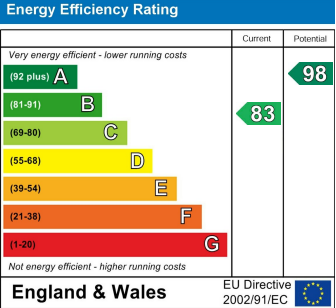
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

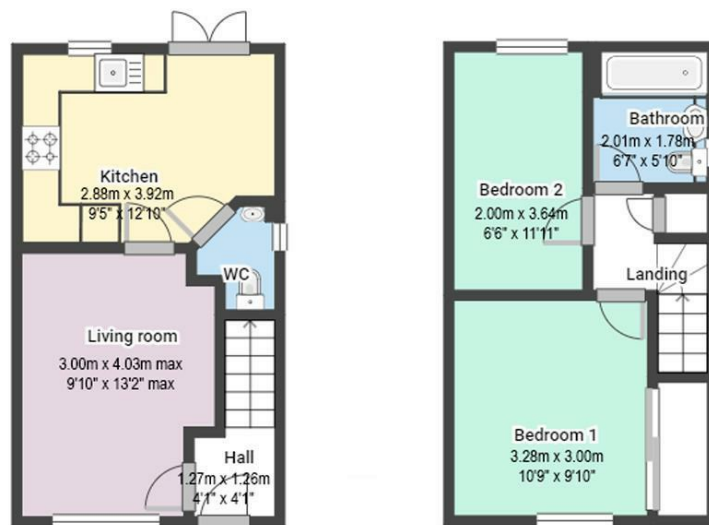
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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