

HoldenCopley

PREPARE TO BE MOVED

Ridgeway Close, West Bridgford, Nottinghamshire NG2 6HL

Offers In Excess Of £350,000 -

Ridgeway Close, West Bridgford, Nottinghamshire NG2 6HL

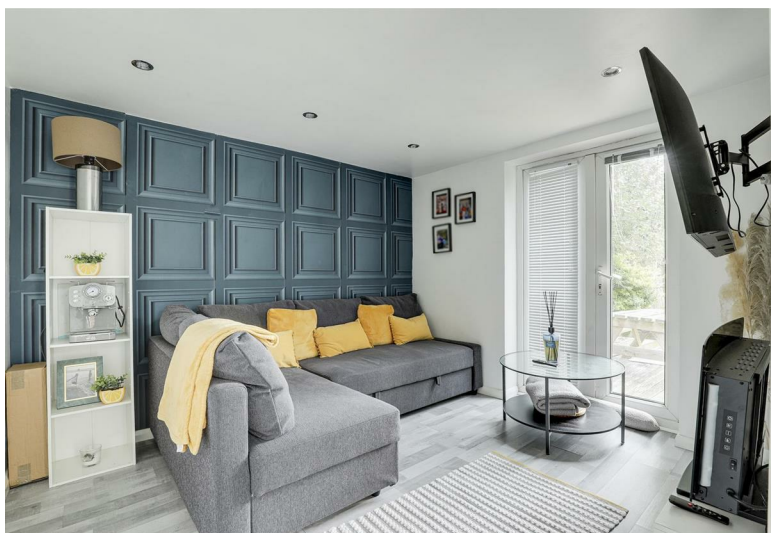


GUIDE PRICE £350,000 - £375,000

SOUGHT AFTER LOCATION...

A well-presented home at the apex of a cul de sac in a highly sought-after location, within easy reach of West Bridgford town centre. This excellent property benefits from outstanding local schools, a range of amenities, and convenient access to the City Centre and universities. The ground floor comprises an entrance hall, a spacious living/dining room with a feature fireplace, and double French doors leading through to the conservatory. The conservatory also features double French doors opening onto the rear garden and provides access to a fitted kitchen. To the rear of the property is a versatile family room with two further French doors leading to the garden, alongside a convenient ground floor WC. On the first floor, there are three well-proportioned bedrooms and a modern four-piece bathroom suite. Outside, the front offers a gravelled area, driveway, carport, and gated access to the rear garden. The rear garden is enclosed and features a patio, decked seating area, lawn, shed, and fenced boundaries, providing a private and versatile outdoor space.

MUST BE VIEWED





- Semi Detached House
- Three Double Bedrooms
- Spacious Living Dining Room
- Fitted Kitchen
- Conservatory
- Family Room
- Four-Piece Bathroom Suite & Ground Floor W/C
- Driveway
- Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'2" x 8'7" (3.12m x 2.62m)

The entrance hall has two UPVC double glazed windows to the front elevation, wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

Living Dining Room

15'8" x 20'10" (4.78m x 6.37m)

The living dining room has two UPVC double glazed windows to the front and rear elevation, a radiator, a feature fireplace with a decorative surround, space for a dining table, carpeted stairs, and French doors opening to the conservatory.

Conservatory

9'4" x 9'1" (2.85m x 2.78m)

The conservatory has tiled flooring, a UPVC double glazed surround, and French doors opening out to the rear garden.

kitchen

12'10" x 7'4" (3.92m x 2.26m)

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 swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, space and plumbing for a washing machine, space for an under-counter fridge freezer, tiled splashback, vinyl flooring, three UPVC double glazed windows to the side and rear elevation, and a door providing access into the family room.

Pantry

The pantry has a window to the side elevation, various shelving, and ample storage.

Family Room

14'0" x 10'4" (4.28m x 3.16m)

The family room has wood-effect flooring, a TV point, recessed spotlights, and two French doors opening to the rear garden.

W/C

5'4" x 2'10" (1.65m x 0.88m)

This space has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, and vinyl flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, access into the boarded loft with lighting, and access to the first floor accommodation.

Bedroom One

13'2" x 10'4" (4.02m x 3.17m)

The first bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, and carpeted flooring.

Bedroom Two

12'2" x 9'7" (3.72m x 2.94m)

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

Bedroom Three

9'6" x 6'8" (2.92m x 2.04m)

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

Bathroom

13'6" x 5'6" (4.12m x 1.70m)

The bathroom has two UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a vanity-style wash basin, a tiled panelled Jacuzzi bath with central mixer taps, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, a driveway, a carport, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio, a decked seating area, a lawn, a shed, 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 & 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

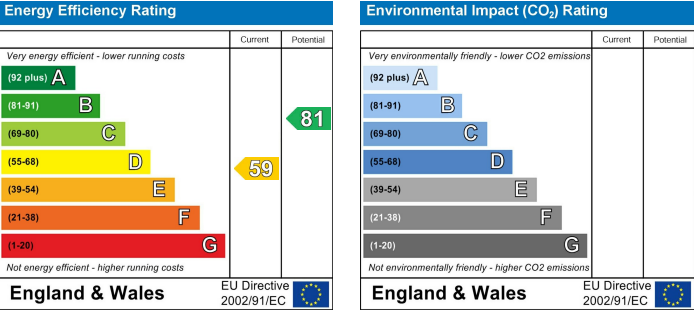
Council Tax Band Rating - Rushcliffe Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 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.



Ridgeway Close, West Bridgford, Nottinghamshire NG2 6HL

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.