

HoldenCopley

PREPARE TO BE MOVED

Exchange Road, West Bridgford, Nottinghamshire NG2 6BZ

£300,000

Exchange Road, West Bridgford, Nottinghamshire NG2 6BZ



NO UPWARD CHAIN...

Offered to the market with no upward chain, this three-bedroom semi-detached home presents an excellent opportunity for renovation and customisation, ideal for buyers looking to create their dream home from a blank canvas. Situated in the highly sought-after location of West Bridgford, this property has excellent access to the vibrant Central Avenue - the heart of the town, as well as being in easy reach to a range of local amenities such as shops, eateries, parks, and highly-regarded schools. Internally, the ground floor of this home features a porch and a spacious entrance hall, a living room with space for a separate dining area, a fitted kitchen, and a storage room. Upstairs, the home features three well-proportioned bedrooms, a two piece shower room suite, and a separate W/C. Externally, the front of the property offers a shared driveway with gated access to the rear, a gravelled area with plants, and gated access. To the rear of the property is a low maintenance garden with a paved patio seating area, two sheds, and a garage.

MUST BE VIEWED





- Semi-Detached Home
- Three Well-Proportioned Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Shower Room & W/C
- Low Maintenance Garden
- Off-Street Parking & Garage
- Sought-After Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

5'7" x 1'4" (1.72m x 0.42m)

The porch has a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Entrance Hall

9'8" x 5'11" (2.96m x 1.81m)

The entrance hall has carpeted flooring and stairs, a window to the front elevation, and a single door providing access via the porch.

Living Room

22'4" max x 12'11" (6.82m max x 3.95m)

The living room has carpeted flooring, a feature fireplace surround and a hearth, two wall-mounted electric heaters, a UPVC double-glazed window to the front elevation, and sliding patio doors leading out to the side elevation.

Kitchen

11'2" max x 9'11" (3.41m max x 3.03m)

The kitchen has a range of fitted base and wall units with wood-effect rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and a drainer, a freestanding double cooker, a washing machine, a built-in storage cupboard, carpeted flooring, and a UPVC double-glazed window to the rear elevation.

Rear Entrance

3'1" x 2'8" (0.95m x 0.82m)

The rear entrance has carpeted flooring, panelled walls and ceiling, access to the storage room, and has a single UPVC door leading out to the rear garden.

Storage Room

5'1" x 2'11" (1.56m x 0.90m)

The storage room has carpeted flooring.

FIRST FLOOR

Landing

6'11" x 3'0" (2.13m x 0.93m)

The landing has carpeted flooring, access to the loft, and provides access to the first floor elevation.

Master Bedroom

12'2" x 10'11" (3.71m x 3.33m)

The main bedroom has a wall-mounted electric heater, and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'11" max x 9'10" (3.33m max x 3.02m)

The second bedroom has carpeted flooring, a wall-mounted electric heater, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'0" max x 8'0" (2.76m max x 2.45m)

The main bedroom has carpeted flooring, a wall-mounted electric heater, an open built-in storage cupboard, and a UPVC double-glazed window to the front elevation.

W/C

5'8" x 2'8" (1.74m x 0.83m)

This space has a low level flush W/C, wood-effect flooring, partially tiled walls, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

Shower Room

8'5" max x 4'7" (2.58m max x 1.42m)

The shower room has a pedestal wash basin with a mixer tap, a shower enclosure with an electric shower fixture, tiled flooring, partially tiled walls, a heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a shared driveway, a gravelled area with plants, gated access to the rear, gated access, and boundaries made up of brick wall and fence panelling.

Rear

To the rear of the property is a low maintenance garden with a paved patio seating area, two sheds, a garage, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Restrictive Covenants

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.

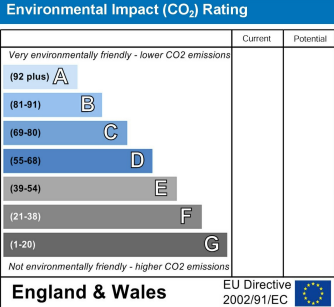
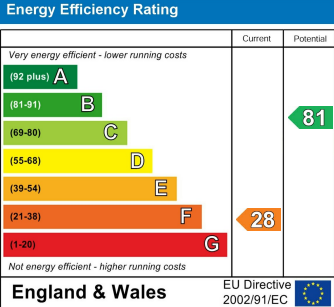
The vendor has advised the following:

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.

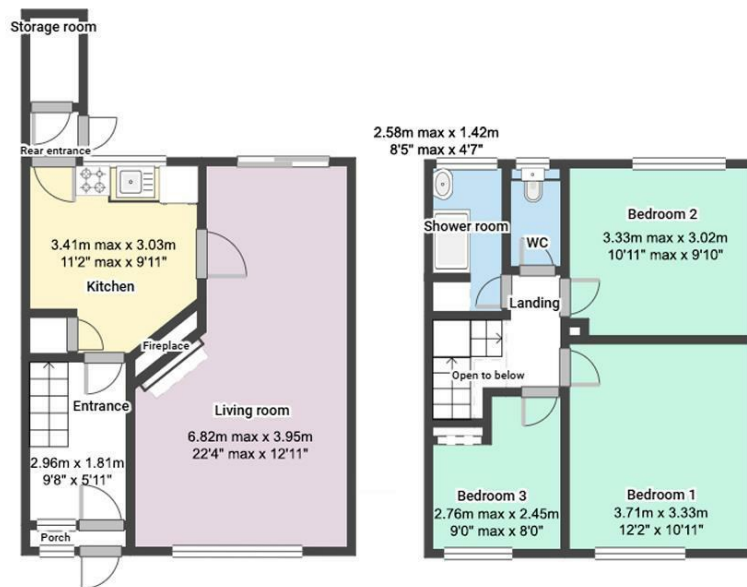
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Exchange Road, West Bridgford, Nottinghamshire NG2 6BZ

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.