

HoldenCopley

PREPARE TO BE MOVED

Manvers Road, West Bridgford, Nottinghamshire NG2 6DJ

Guide Price £375,000 - £400,000

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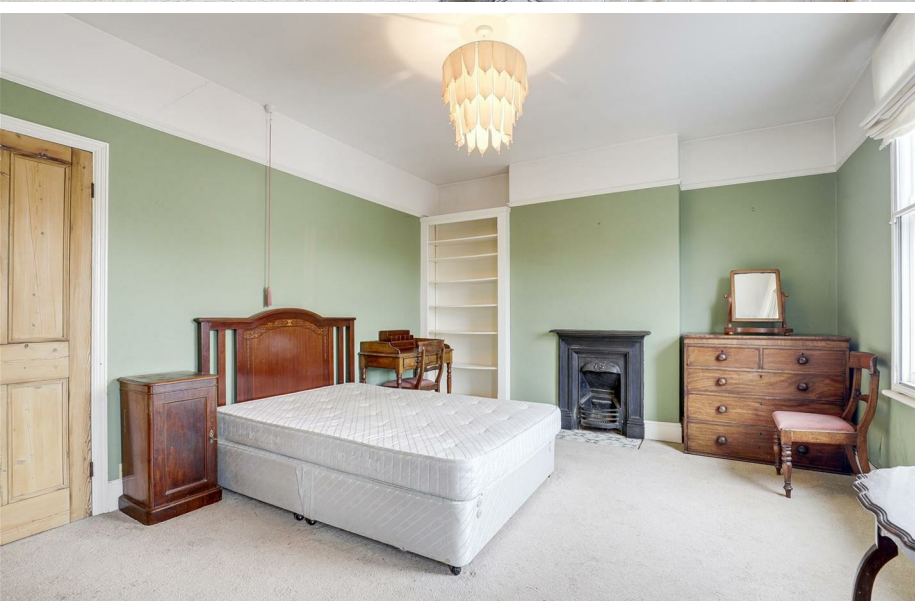
GUIDE PRICE £375,000 - £400,000

NO UPWARD CHAIN...

This three-bedroom semi-detached house boasts charming traditional features throughout and is offered to the market with no upward chain, making it an ideal choice for a wide range of buyers. Situated in the highly sought-after area of West Bridgford, the property is within easy reach of the town centre with its excellent shops, restaurants, and amenities, as well as Nottingham City Centre and local universities. There is also convenient access to regional and national transport links, including a direct train service to London from Nottingham or East Midlands Parkway, and the property falls within the catchment areas for well-regarded primary and secondary schools. The ground floor comprises an entrance hall leading to a bay-fronted living room, a versatile reception room, and a spacious kitchen diner with ample space for cooking and dining. A convenient W/C completes the ground floor layout. Upstairs, there are three comfortable bedrooms and a three-piece bathroom suite. Externally, the property benefits from on-street parking and a low-maintenance, courtyard-style garden to the rear, featuring a patio seating area and a variety of plants and shrubs, perfect for relaxing or entertaining.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Spacious Kitchen Diner
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Cellar
- No Upward Chain
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

3’4" × 2’3" (1.03m × 0.69m)

The porch has quarry tiled flooring and a double doors.

Entrance Hall

20’6" max × 5’4" (6.27m max × 1.65m)

The entrance hall has wood floor boards, carpeted stairs, a radiator ceiling coving, a picture rail and a single door providing access into the accommodation.

Living Room

14’11" into bay × 12’2" (4.55m into bay × 3.73m)

The living room has carpeted flooring, a radiator, a ceiling rose, ceiling coving, a picture rail, a feature fireplace and sash bay windows to the front elevation.

Reception Room

12’4" max × 9’5" (3.78m max × 2.89m)

The reception room has wood floor boards, a radiator, a picture rail, fitted shelves, a feature traditional fireplace and a sash window to the rear elevation.

Kitchen Diner

18’7" max × 10’2" (5.67m max × 3.10m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap, space for a washing machine, cooker & fridge freezer, partially tiled walls, a traditional fireplace, a wall-mounted boiler, in-built cupboards, a radiator, quarry tiled flooring, access to the cellar, two sash windows to the rear and side elevations and a single door providing access to the rear garden.

W/C

6’7" × 2’11" (2.02m × 0.90m)

This space has a low level dual flush W/C, a wash basin, a heated towel rail, wood floor boards, a picture rail and extractor fan.

FIRST FLOOR

Landing

18’9" max × 5’5" (5.74m max × 1.67m)

The landing has carpeted flooring, a picture rail, access to the first floor accommodation and access to the loft.

Master Bedroom

16’1" × 12’3" (4.92m × 3.75m)

The main bedroom has carpeted flooring, a radiator, a picture rail, fitted shelves, a feature traditional fireplace and two sash windows to the front elevation.

Bedroom Two

12’5" × 10’2" (3.79m × 3.10m)

The second bedroom has carpeted flooring, a radiator, a picture rail, a feature traditional fireplace and a sash window to the rear elevation.

Bedroom Three

10’2" max × 10’2" (3.11 max × 3.10m)

The third bedroom has carpeted flooring, a radiator, a feature traditional fireplace, fitted wardrobes and a sash window to the rear elevation.

Bathroom

6’6" × 5’9" (2.00m × 1.77m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a walk-in deep bath with an overhead rainfall shower, waterproof boarding, partially tiled walls, a wall-mounted electric heater, a picture rail, vinyl flooring and a obscure sash window to the side elevation.

BASEMENT

Cellar

16’7" max × 3’5" (5.08m max × 1.06m)

The cellar has courtesy lighting and ample storage space.

Cellar Room One

13’2" max × 7’3" max (4.02m max × 2.21m max)

Cellar Room Two

12’4" max × 7’2" max (3.76m max × 2.19m max)

OUTSIDE

Front

To the front of the property is access to on-street parking, gated access to the rear garden and brick-wall boundaries.

Rear

To the rear of the property is an enclosed low maintenance courtyard-style garden with a paved patio area, a range of plants and shrubs, wooden shed and brick-wall boundaries.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

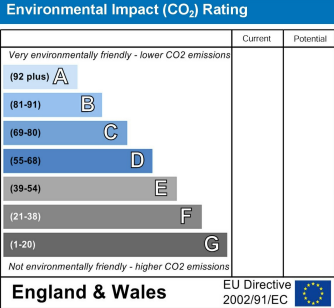
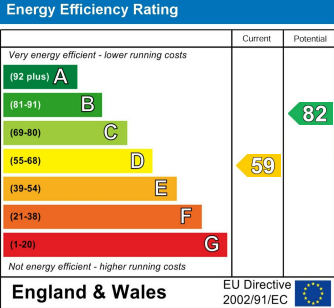
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – Minor historic subsidence was fully resolved in 2016, with certified remedial works completed under insurance supervision.



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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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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.