

HoldenCopley

PREPARE TO BE MOVED

Spring Close, West Bridgford, Nottinghamshire NG2 7YR

Guide Price £325,000 - £350,000

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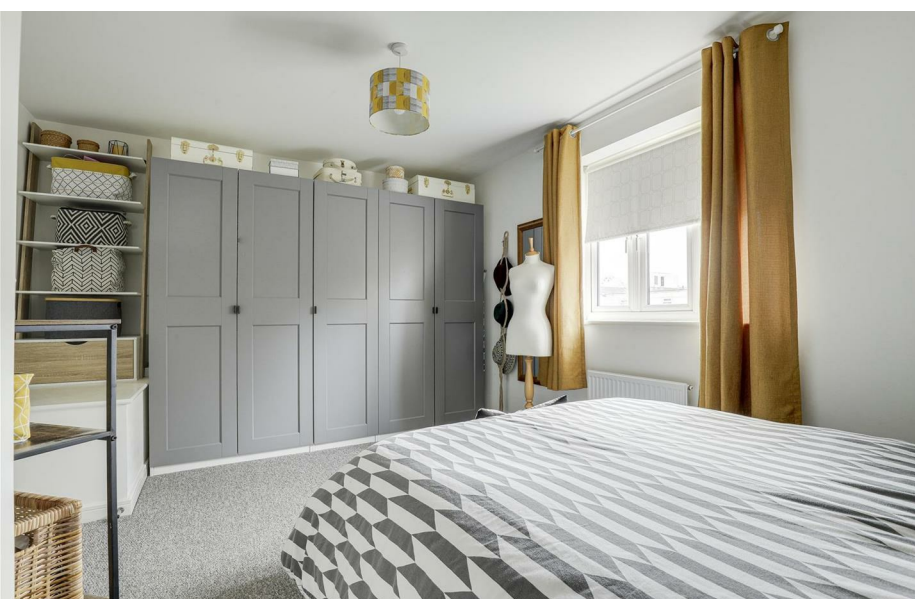
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LOCATION LOCATION LOCATION...

This well-presented three-bedroom end-terrace home is move-in ready and situated in a sought-after residential area in West Bridgford. The location offers easy access to the town centre's boutique shops, cafés, and restaurants, while also benefiting from excellent transport links and proximity to highly regarded schools. The ground floor opens with an entrance hall leading to a comfortable reception room and a modern kitchen diner, ideal for everyday cooking, family meals, and entertaining guests. There is also a convenient ground floor W/C. Upstairs, the property offers two spacious double bedrooms, a single bedroom, and a stylish family bathroom. Outside, the front of the property features off-road parking and a garden area with a lawn and established shrubs. To the rear, a south-facing garden provides a lovely outdoor space with a patio seating area, lawn, and a decked area perfect for relaxing or dining outdoors.

MUST BE VIEWED!





- End-Terrace House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Stylish Family Bathroom
- Off-Road Parking
- South-Facing Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4*2" x 5*1" (1.28m x 1.56m)

The entrance hall has vinyl flooring, a radiator and a single composite door proving access into the accommodation.

W/C

4*9" x 3*2" (1.45m x 0.99m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, an extractor fan and vinyl flooring.

Living Room

14*8" x 8*0" (4.48m x 2.46m)

The living room has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Hall

3*0" x 7*10" (0.93m x 2.41m)

The hall has carpeted flooring and carpeted stairs.

Kitchen Diner

10*9" x 14*10" (3.29m x 4.53m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a washing machine and dishwasher, a radiator, vinyl flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7*4" x 6*7" (2.25m x 2.03m)

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

Master Bedroom

11*0" x 15*0" (3.36m x 4.58m)

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

Bedroom Two

7*4" x 10*2" (2.26m x 3.12m)

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

Bedroom Three

6*10" x 7*3" (2.09m x 2.21m)

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

Bathroom

7*3" x 6*3" (2.23m x 1.93m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, partially tiled walls, a radiator, an extractor fan and vinyl flooring.

OUTSIDE

Front

To the front of the property is access to off-road parking, courtesy lighting, gated access to the rear garden, a lawn and a range of shrubs.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn, a decked seating area and fence panelling 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

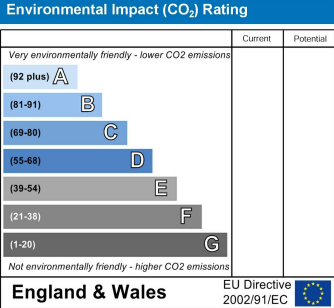
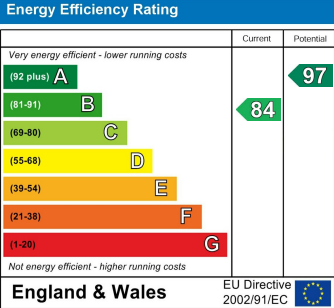
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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other 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 – No



Spring Close, West Bridgford, Nottinghamshire NG2 7YR

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