

HoldenCopley

PREPARE TO BE MOVED

Musters Road, West Bridgford, Nottinghamshire NG2 7DA

Guide Price £375,000 - £395,000

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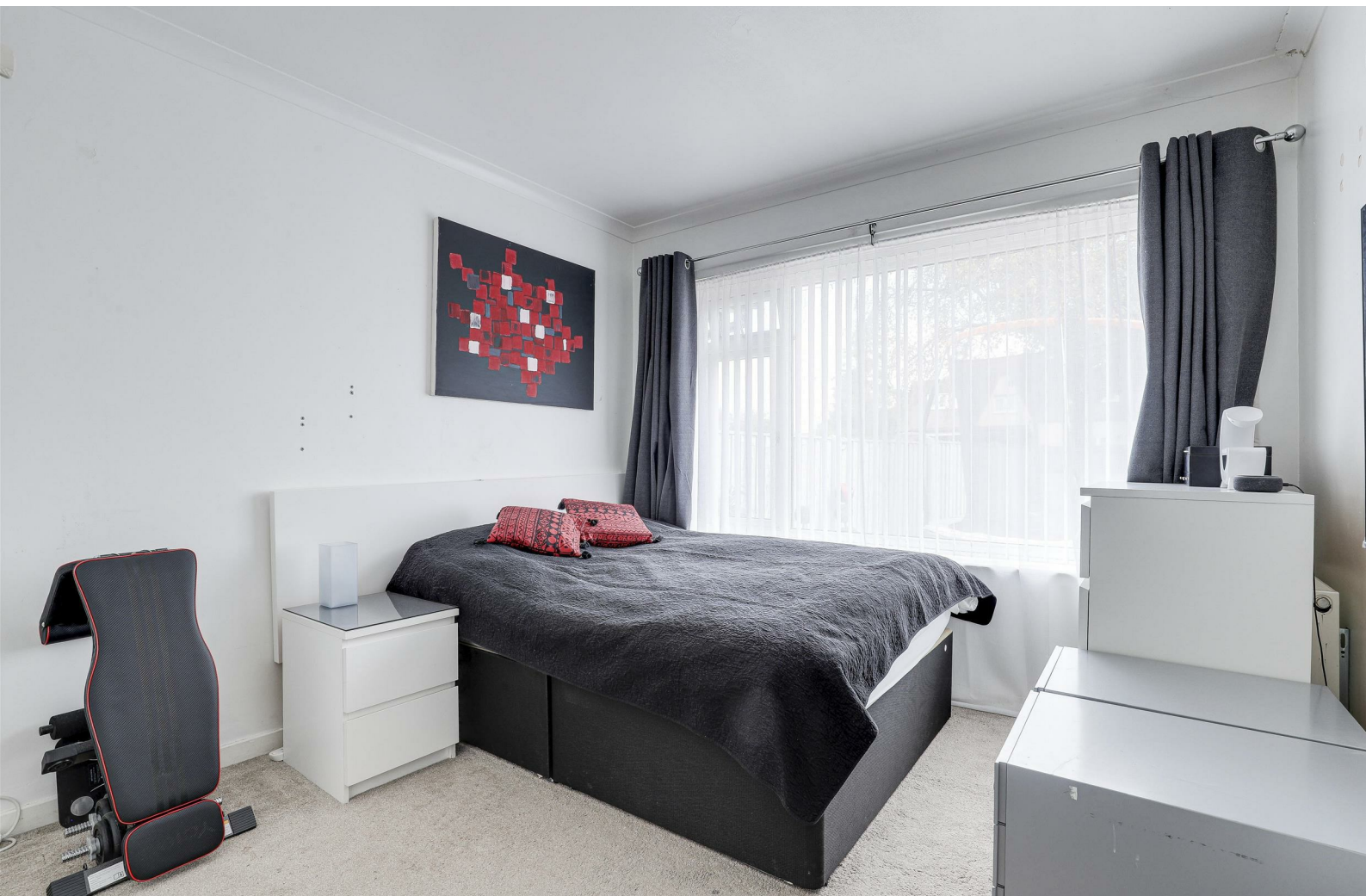
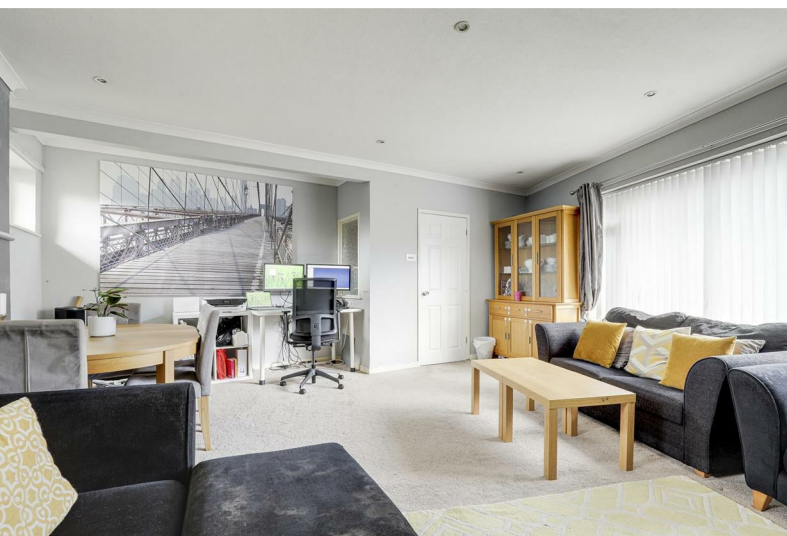


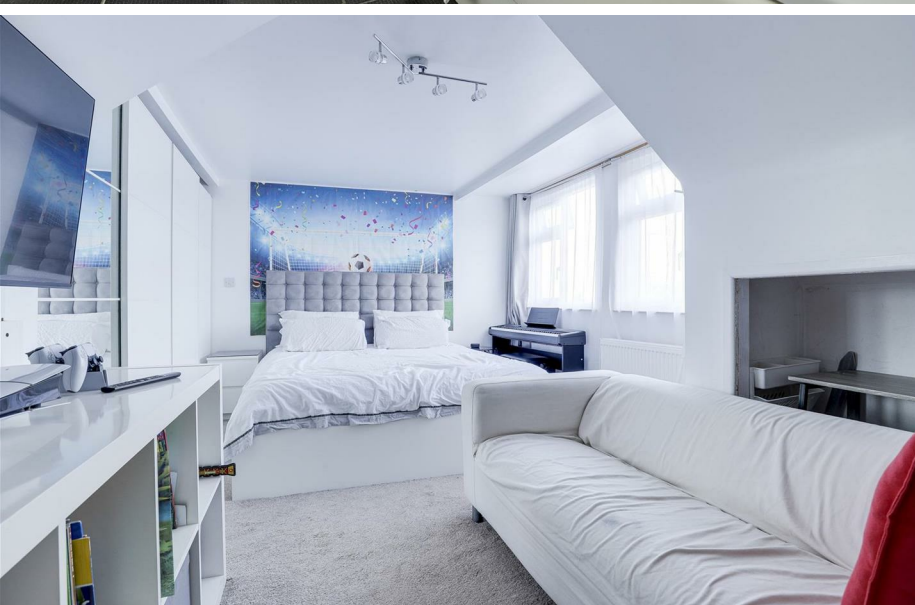
GUIDE PRICE £375,000 - £395,000

LOCATION LOCATION LOCATION...

A well-presented three-bedroom semi-detached dormer bungalow offering spacious accommodation in one of Nottingham's most sought-after residential areas. Ideally located within easy reach of West Bridgford town centre, the property enjoys close proximity to excellent local amenities, cafes, shops, and transport links to the City Centre and Universities. It also falls within catchment for the highly regarded Jesse Gray Primary School and The West Bridgford School. The accommodation includes an entrance hall leading to a generous reception room and a fitted kitchen suited to everyday cooking. On the ground floor there are two double bedrooms and a three-piece bathroom suite. The first floor provides an additional double bedroom, offering flexibility for guests, a home office, or family use. Outside, the property benefits from a driveway providing off-road parking, a garage, and a garden with a lawn and patio seating area, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached Dormer Bungalow
- Three Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ample Storage Space
- Driveway & Garage
- Enclosed Garden
- Sought-After Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

5*10" x 15*5" (1.78m x 4.70m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, two radiators, ceiling coving and a single composite door providing access into the accommodation.

Living Room

18*0" x 20*11" (5.49m x 6.38m)

The living room has carpeted flooring, ceiling coving, recessed spotlights, a single-glazed internal window, two UPVC double-glazed windows to the rear elevation and a UPVC double-glazed window to the front elevation.

Kitchen

9*7" x 14*8" (2.92m x 4.47m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine and dishwasher, partially tiled walls, a radiator, vinyl tiled flooring, two single-glazed windows to the rear elevation and a single door providing access to the store room.

Storage Room

2*6" x 22*4" (0.76m x 6.81m)

The store room has a wall-mounted boiler, a polycarbonate roof, UPVC double-glazed windows surround and a single door providing access to the rear.

Bedroom Two

11*11" x 10*0" (3.63m x 3.05m)

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

Bedroom Three

11*9" x 10*0" (3.58m x 3.05m)

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

Bathroom

5*8" x 13*0" (1.73m x 3.96m)

The bathroom has a panelled bath with a shower fixture, a pedestal wash basin, a radiator, tiled walls, an extractor fan, access to the low level dual flush W/C, a heated towel rail, tiled flooring and two UPVC double-glazed obscure windows to the rear elevation.

FIRST FLOOR

Master Bedroom

18*11" x 10*4" (5.77m x 3.15m)

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

OUTSIDE

Outside there is a paved patio area, a lawn, courtesy lighting and fence panelling boundaries. There is access to a driveway providing off-road parking and access to the garage.

Garage

16*8" x 8*5" (5.08m x 2.57m)

The garage has ample storage space and an up-and-over door.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G
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

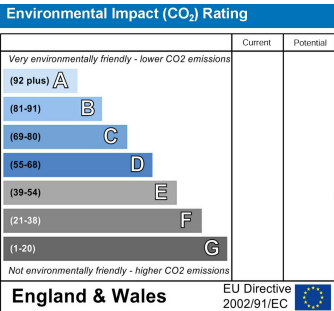
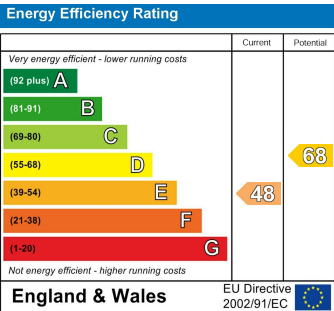
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

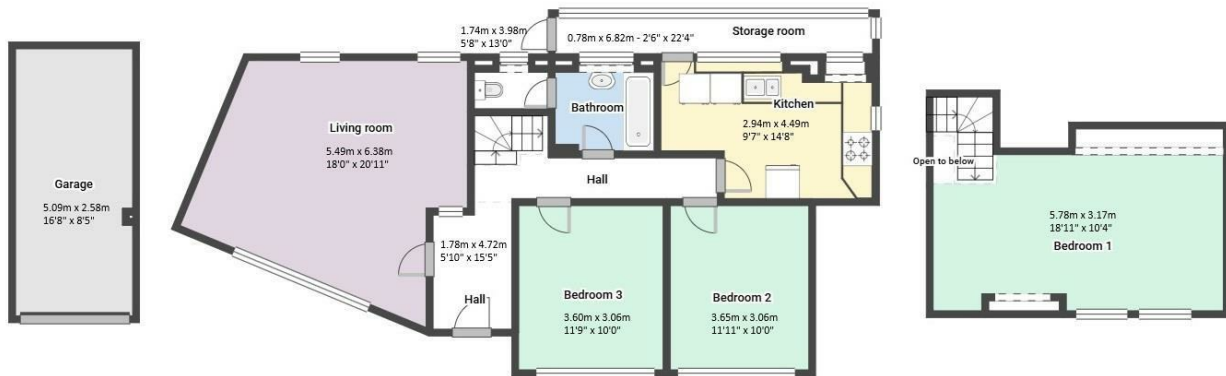
ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Virgin Media, Openreach
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



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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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www.holdencopley.co.uk

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