

# HoldenCopley

PREPARE TO BE MOVED

Bembridge Court, Bramcote, Nottinghamshire NG9 3HY

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Guide Price £240,000



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GUIDE PRICE: £240,000 - £260,000

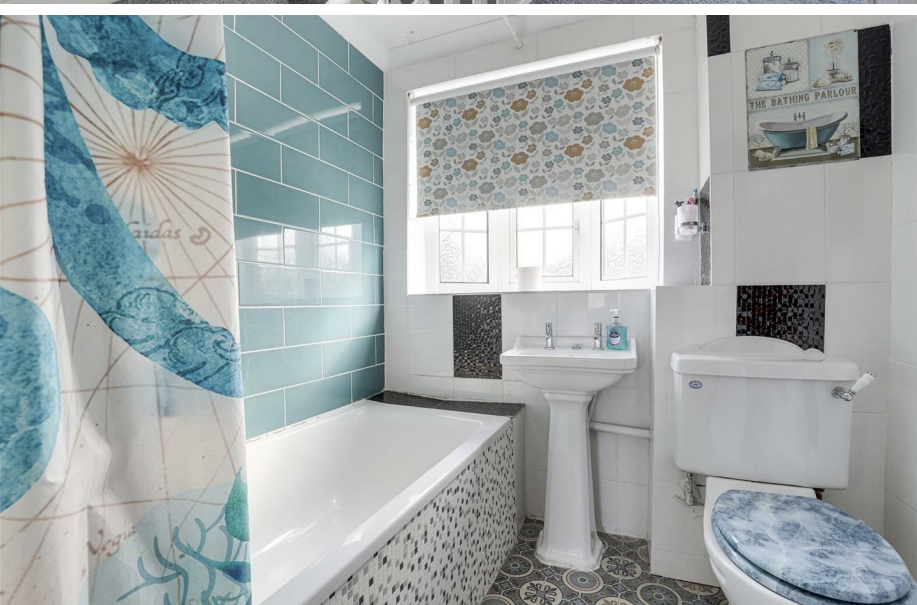
## END TOWN HOUSE...

This well-presented three-bedroom end townhouse offers generous living space throughout, making it an ideal choice for a variety of buyers. Nestled in a peaceful residential area, the property benefits from its proximity to excellent school catchments, a range of local amenities, including the beautiful Wollaton Park, walking distance to Bramcote Park and convenient transport links and benefiting from a new combi boiler and Hive system. Upon entering the property, you are welcomed by a spacious entrance hall, which provides access to a ground-floor WC. The living room is bright and inviting, featuring a large bow window that allows natural light to flood the space. Adjacent to the living room, the dining room offers a seamless flow to the rear garden through elegant double French doors. The ground floor also includes a well-appointed fitted kitchen, providing ample storage and workspace. Upstairs, the first floor comprises three well-proportioned bedrooms, each offering comfortable accommodation. A modern three-piece bathroom suite serves the bedrooms, completing the upper level. Externally, the property boasts an attractive frontage with courtesy lighting, a neatly maintained lawn, a planted border, and a driveway providing off-road parking and access to a garage. The rear garden is fully enclosed, offering a private and tranquil outdoor space. It features a patio area, two separate lawned sections, an outdoor tap, and a fence-panelled boundary, making it perfect for relaxing or entertaining.

MUST BE VIEWED







- End Town House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking & Garage
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, two in-build cupboards, coving to the ceiling, and a UPVC door providing access into the accommodation.

W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a radiator, a shaver socket, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

Living Room

16'1" x 11'5" (4.92m x 3.48m)

The living room has a UPVC double glazed bow window to the front elevation, a TV point, a radiator, a feature fireplace with a decorative surround, coving to the ceiling, a ceiling rose, a dado rail, wood-effect flooring, and open access into the dining room.

Dining Room

10'3" x 9'7" (3.13m x 2.94m)

The dining room has wood-effect flooring, a dado rail, coving to the ceiling, a ceiling rose, a radiator, and double French doors opening to the rear garden.

Kitchen

10'2" x 7'10" (3.12m x 2.39m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, recessed spotlights, a UPVC double window to the rear elevation, a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, a dado rail, coving to the ceiling, access into the loft, and access to the first floor accommodation.

Bedroom One

11'10" x 10'5" (3.62m x 3.20m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, a dado rail, coving to the ceiling, and wood-effect flooring.

Bedroom Two

12'7" x 11'6" (3.84m x 3.52m)

The second bedroom has a UPVC double glazed bow window to the rear elevation, a radiator, a range of fitted wardrobes, a dado rail, coving to the ceiling, and wood-effect flooring.

Bedroom Three

8'10" x 7'4" (2.71m x 2.25m)

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

Bathroom

6'3" x 6'1" (1.93m x 1.87m)

The bathroom has a UPVC double glazed bow window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, coving to the ceiling, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a lawn, a planted border, and a driveway.

Rear

To the rear of the property is an enclosed garden with an outside tap, a patio area, two lawn areas, 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 1000Mbps and Upload Speed 100Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- 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 - Broxtowe 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.

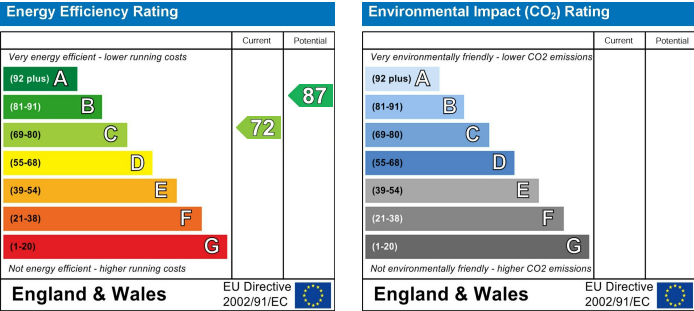
The vendor has advised the following:  
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

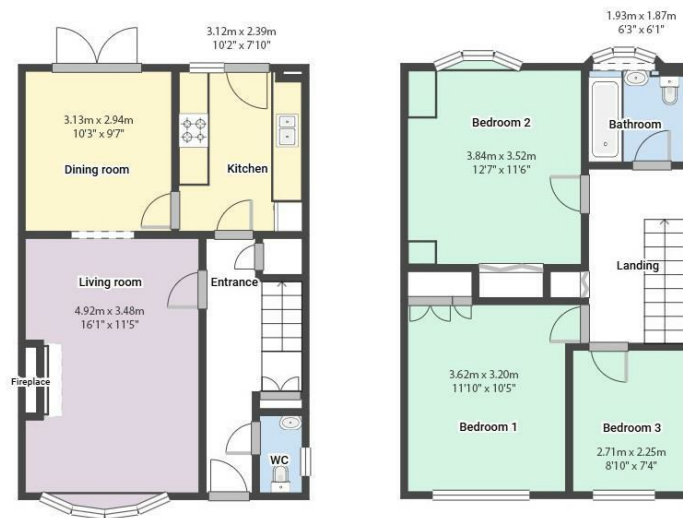
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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