



**13 Straws Lane, East Bridgford,
Nottinghamshire, NG13 8NF**

No Chain £199,995

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A great opportunity to purchase a relatively affordable home within this highly regarded village, positioned within walking distance of local amenities and offered to the market with no upward chain.

This traditional mid terraced home offers a good level of accommodation and, although likely to require a general program of cosmetic updating, provides a fantastic blank canvas for those looking to place their own mark on a home. The accommodation comprises an initial entrance hall leading through into two main receptions, the second of which is open plan to a kitchen/utility area and, to the first floor, there are three bedrooms, two being generous doubles, with separate bathroom and WC.

The property fronts the lane with an open plan lawned area and on street parking and to the rear is an enclosed garden which links back into the main reception.

Overall this property would be perfect for singles, professional couples or young families making use of the local school or even those downsizing from larger dwellings and looking for a traditional home within a village setting.

EAST BRIDGFORD

East Bridgford is a much sought after village with facilities including a well-regarded primary school, local shops, doctors surgery, public house and village hall with further amenities available in the nearby market town of Bingham. The village is ideally placed for commuting via the A52 and A46.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED SIDE LIGHT LEADS THROUGH INTO:

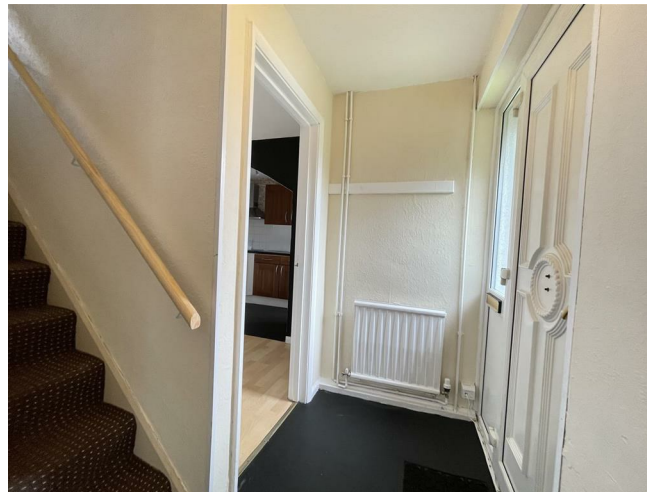
INITIAL ENTRANCE HALL

6'11" x 3'9" (2.11m x 1.14m)



Having central heating radiator and staircase rising to the first floor landing.

Further doors leading to:



SITTING ROOM

15'3" x 10'5" (4.65m x 3.18m)



A well proportioned dual aspect sitting room having a double glazed window to the front and sliding patio door at the rear, feature stone faced fireplace with tongue and groove panelled surround and central heating radiator.



DINING ROOM

14'8" x 10'8" (4.47m x 3.25m)



A versatile reception which is open plan to the kitchen, ideal as formal dining having aspect into the rear garden, built in storage including under stairs cupboard, additional walk in pantry, central heating radiator and double glazed window.

An open doorway leads through into:



KITCHEN

16'7" max x 5'4" max (5.05m max x 1.63m max)



Having modern fitted wall and base units, laminate preparations surfaces, inset stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, Bosch double oven, electric induction hob and stainless steel chimney hood over, plumbing for washing machine, wall mounted electrical consumer unit, walk in shelved pantry, double glazed window to the front and exterior door at the rear.



RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING



Having built in airing cupboard which also houses the upgraded gas central heating boiler and double glazed window overlooking the rear garden.

Further doors lead to:



BEDROOM 1

15'3" max (11'10" min) x 9'9" (4.65m max (3.61m min) x 2.97m)



An L shaped double bedroom having aspect to the front, exposed floor boards, central heating radiator, useful alcove and double glazed window.



BEDROOM 2

14'11" x 10'7" (4.55 x 3.23m)



A further double bedroom having aspect to the front, exposed floor boards, central heating radiator and double glazed window.





BEDROOM 3

7'10" x 8'7" (into cupboards) (2.39m x 2.62m (into cupboards))



Having aspect into the rear garden with central heating radiator and double glazed window.

BATHROOM

5'6" x 5'4" (1.68m x 1.63m)



Having a two piece white suite comprising panelled bath with electric shower over, pedestal washbasin with chrome taps, tiled walls, central heating radiator and double glazed window to the rear.

SEPARATE WC

5' x 2'7" (1.52m x 0.79m)



Having WC and obscured glazed window to the rear.

EXTERIOR



The property is set back from the lane behind an open plan frontage which is mainly laid to lawn with established tree and pathway leading to the front door. To the rear of the property is an enclosed garden bordered by hedging and panelled fencing, having a paved terrace and hard standing area which would be ideal for locating a shed or patio, central lawn and timber edged borders





COUNCIL TAX BAND

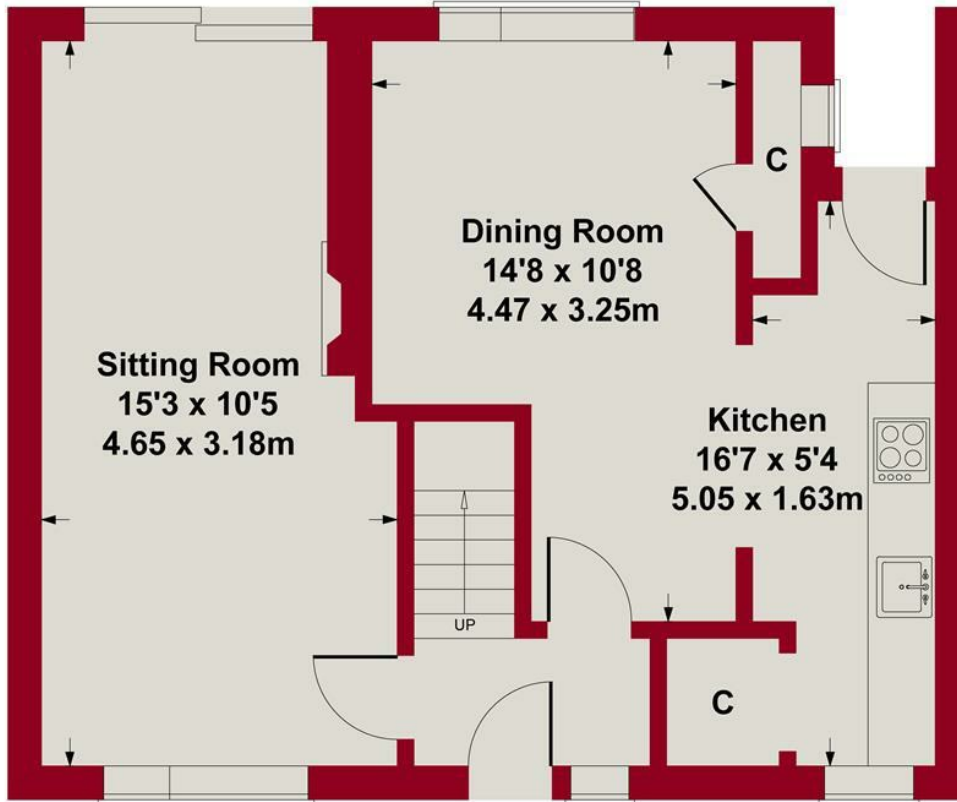
Rushcliffe Borough Council - Band B

TENURE

Freehold

Approximate Gross Internal Area
1098 sq ft - 102 sq m

Bedroom 3
8'7 x 7'10
2.62 x 2.39m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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