



99 Main Street, East Bridgford,
Nottinghamshire, NG13 8NH

No Chain £264,950
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this charming semi-detached period cottage occupying a pleasant position within this highly regarded well served village benefitting from a gated driveway and detached garage and with pleasant established gardens.

The property forms one of two semi-detached homes known as Prospect Terrace, understood to date back to the late 1800s and offers an attractive facade behind which lies in the region of 800 sq ft of accommodation comprising of three main reception rooms and kitchen to the ground floor and to the first floor two bedrooms and bathroom.

The property offers elements of character expected with a property of this age and would be ideal for single or professional couples or those potentially downsizing from larger dwellings looking for a period home within a well regarded village setting.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

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.

WOODGRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO AN INITIAL ENCLOSED;

PORCH

3'6 x 3'6 (1.07m x 1.07m)

Having tiled floor, double glazed window to the side.

Further door leading through into the;

SITTING ROOM

13'2 x 12'0 (4.01m x 3.66m)



A pleasant reception having aspect to the front, focal point being chimney breast with exposed brick feature fireplace with slate hearth, timber ornate surround and mantle, shelved alcove to the side, double glazed window.

A further door leads through into the;



DINING ROOM

9'11 x 9'0 (3.02m x 2.74m)



A versatile reception currently utilised as formal dining, having aspect into the rear garden, built-in shelved dresser unit, double glazed window, understairs storage cupboard.

Further door linking through into the;



SNUG/STUDY

9'11 x 6'7 (3.02m x 2.01m)



A further reception which would make an ideal home office, linking the dining room into the kitchen, and staircase rising to the first floor. In addition, the room has a window to the side elevation.

Further door leading through into the;



KITCHEN

10'3 x 10'0 max (3.12m x 3.05m max)



Having dual aspect incorporating a small lobby area with double glazed door into the rear garden and further window overlooking the rear terrace.

Appointed with a generous range of wall, base and drawer units, L-shape configuration of laminate work surfaces, bowl, sink and drainer unit, integrated stainless steel finish four ring gas hob, double oven, under-counter fridge and freezer, plumbing for washing machine, wall-mounted gas central heating boiler, access to loft space above.



RETURNING TO THE STUDY, A FURTHER DOOR GIVES ACCESS THROUGH INTO THE STAIRCASE WHICH RISES TO THE;

FIRST FLOOR LANDING

Further doors leading to;

BEDROOM 1

13'6 x 11'10 (4.11m x 3.61m)



A double bedroom with aspect to the front, having chimney breast with alcoves to the side, built-in wardrobes, double glazed window.



BEDROOM 2

9'3 x 6'10 (2.82m x 2.08m)



A single bedroom having aspect into the rear garden, chimney breast with alcove to the side, double glazed window.

BATHROOM

8'11 x 6'7 (2.72m x 2.01m)



Appointed with a modern suite comprising of panelled bath with integral shower handset and further electric

shower over, glass screen, vanity unit, WC with concealed cistern, vanity surface over with inset wash basin, contemporary towel radiator, double glazed window to the side.

EXTERIOR



The property occupies a pleasant corner plot set back behind a forecourt frontage with hedged picket fencing and pathway leading to the main entrance door. A shared initial driveway to the side of the property leads into the private gated driveway which provides off road car standing for several vehicles and leading to the detached garage.

GARAGE



Having up and over door, providing excellent storage, workshop or secure parking



GARDEN



A pleasant walled and hedged garden with central lawn and well stocked perimeter borders. A courtyard style garden lies directly to the rear of the property accessed from the kitchen which has been landscaped for low maintenance living with a hard terrace, well stocked borders and enclosed in the main by brick walls.





School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>

TENURE

Freehold

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band D

ADDITIONAL NOTES

We are informed the property is on mains gas, electric and water (information taken from Energy performance certificate and/or vendor).

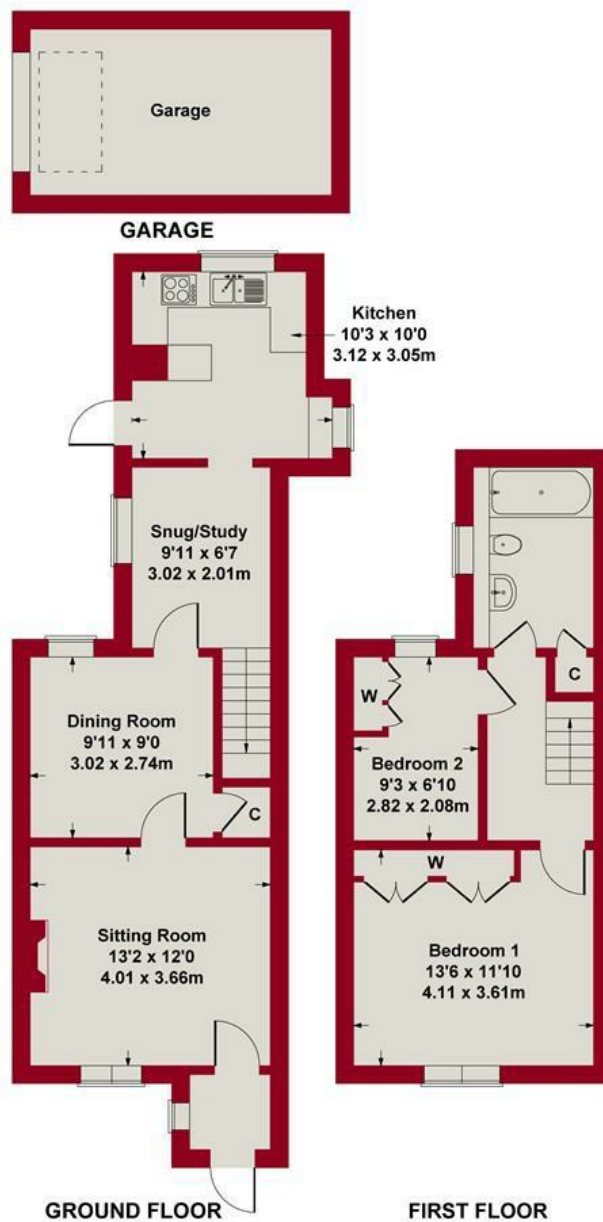
The property is located within the village conservation area. The property has its own private driveway and garage at the rear but the access to the rear is located off a private shared driveway with shared responsibility.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

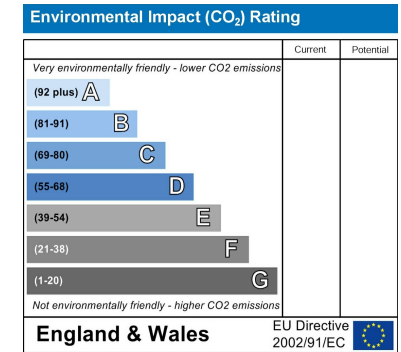
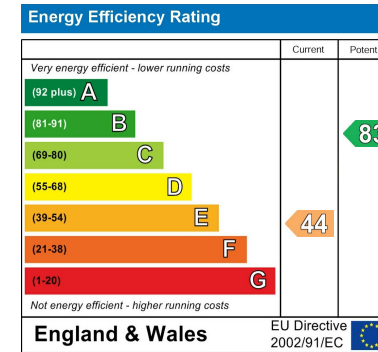


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



RICS



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