

**FOR SALE**

**01949 87 86 85**

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**6 & 6A HOLLOWAY CLOSE, EAST BRIDGFORD, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 8NG**

**£289,950**

## 6 & 6A HOLLOWAY CLOSE, EAST BRIDGFORD, NOTTINGHAMSHIRE NG13 8NG

Something very different... two homes for the price of one!!!

Number 6 is a three bedroomed mid townhouse whilst 6a is a one bedroomed townhouse that has been attached to Number 6 as an extension or used as a GRANNY ANNEXE!

For investors... two rental properties. For homeowners... a 3 bedroom home with a 1 bedroom home to rent out? OR... the possibility of an Airbnb? Or granny annexe?

For larger families looking for independent living for a family member, there are two front doors and two gardens. Each property has its own kitchen, its own washing facility, its own gas, electricity and water meter... BUT only 1 Title Document for the pair.

The Council Tax banding for Number 6 is B and the Council Tax banding for Number 6a is A

For those looking for a 4 bedroom property, there is the obvious potential for knocking through and opening up the two properties and removing the fencing between the gardens to create a very spacious 4 bedroom home.

The exterior to the front has been landscaped to provide a low maintenance frontage with off street parking on a block paved driveway. To the rear are fully enclosed and westerly facing gardens.

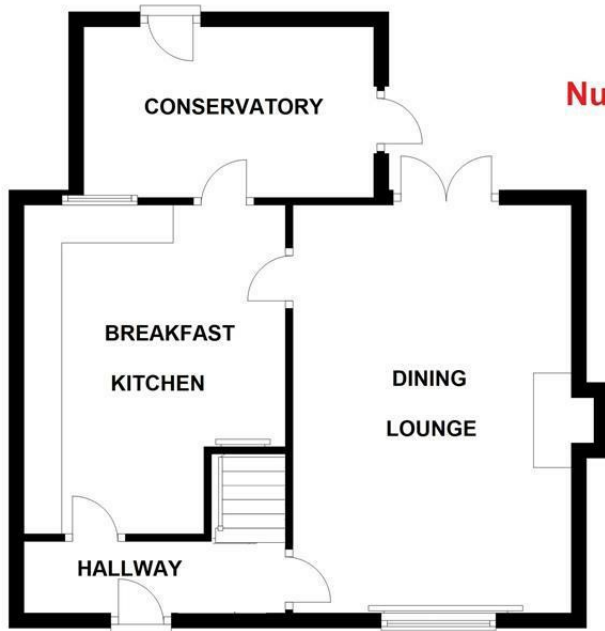
For those not familiar with East Bridgford, it is one of the most requested locations in the area. There is a thriving Village Community and benefits from the reputation of the highly regarded St Peter's Primary School, a modern Health Centre, local shop/newsagent, Post Office and Hairdressers as well a Pub / Restaurant.

More extensive amenities are available in the nearby Market Town of Bingham. East Bridgford is well situated just a few minutes from the A52 & A46 which allow access to the surrounding commercial centres of Nottingham, Newark and Leicester. The East Coast rail line to London is available from nearby Newark which is approached via the adjacent A46.

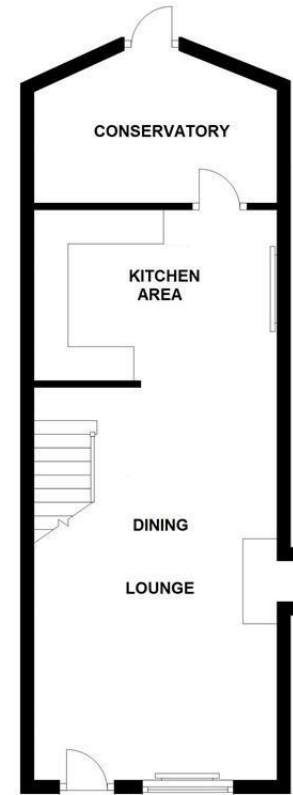
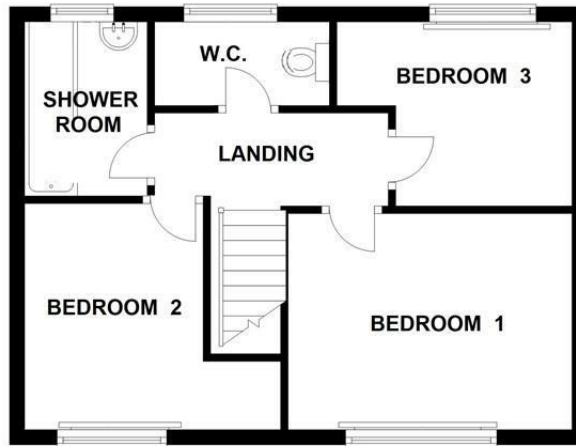


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the Margidunum Traffic Island take the third exit as directed to East Bridgford. Pass the garden centre on the left and then take the next left hand turning as directed to East Bridgford. On entering the village pass the Health Centre on the left hand side. Continue along Main Street and take the first right into Cross Lane and then third right into Holloway Close. As the road bends around to the right, Number 6 and 6a will then be found on the right hand side clearly denoted by our Hammond Property Services For Sale board.

**For Sat Nav use Post Code; NG13 8NG**



**Number 6, Holloway Close, East Bridgford**



**Number 6a  
Holloway Close  
East Bridgford**





**ACCOMMODATION FOR NUMBER 6**

Multipaned and timber entrance door into the

**ENTRANCE HALLWAY**

with double glazed window and central heating radiator. Built-in cloaks cupboard.

**DINING LOUNGE**

17'9 x 12'0 (5.41m x 3.66m)

with double glazed windows and central heating radiator. Feature log burner fireplace. Picture rail. Double glazed double doors onto the patio area of the rear garden.





**BREAKFAST KITCHEN**

14'3 x 11'4 (4.34m x 3.45m)

A well proportioned space with a pleasant aspect out into the conservatory and then the rear garden, fitted with a generous range of wall, base and drawer units, three runs of rolled edge laminate work surfaces with inset stainless steel sink with mixer tap and drainer unit, tiled splashbacks. Plumbing for a dishwasher and washing machine. Cooker point. Wood effect flooring.



**CONSERVATORY**

12'6 x 7'6 (3.81m x 2.29m)

with a central heating radiator and two doors to the rear garden. Tiled effect flooring.





**LANDING**

with central heating radiator and doors to

**BEDROOM 1**

12'6 x 9'6 (3.81m x 2.90m)  
with double glazed window and central heating radiator. A run of built-in wardrobes.

**SHOWER ROOM**

with a walk-in shower and sliding doors, wash hand basin and cupboards under. Double glazed window.





**SEPARATE W.C.**

with a low flush W.C. and double glazed window.

**BEDROOM 2**

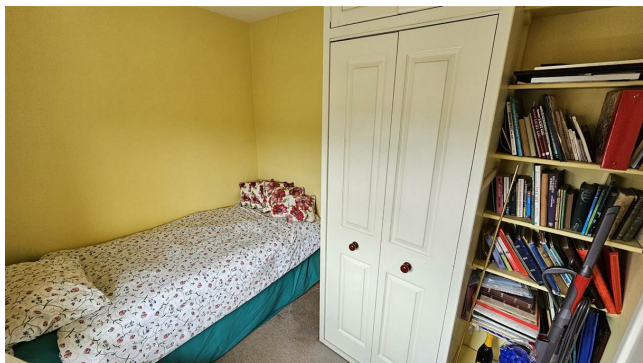
10'0 x 7'9 (3.05m x 2.36m)

with double glazed window and central heating radiator.

**BEDROOM 3**

8'0 x 7'8 (2.44m x 2.34m)

with double glazed window and central heating radiator. Fitted wardrobe.





**OUTSIDE**

A block paved driveway provides off street parking. A block-paved driveway to the front provides off street parking. To the rear is a fully enclosed patio garden with flagstones, raised beds, garden shed and gates access to a further gravelled area with a further garden shed and greenhouse.







**ACCOMMODATION FOR 6A**

Multipaned and timber entrance door into the

**DINING LOUNGE**

19'0 x 11'9 (5.79m x 3.58m)  
with double glazed window and central heating radiator. Feature fireplace. Stairs rising to the first floor.





### **BREAKFAST KITCHEN AREA**

11'9 x 8'3 (3.58m x 2.51m)

with a pleasant aspect out into the conservatory and then the rear garden, fitted with a range of wall, base and drawer units, three runs of rolled edge laminate work surfaces with inset sink with mixer tap and drainer unit, tiled splashbacks. Plumbing for a washing machine. Gas hob with extractor fan over and an electric oven. With a central heating radiator. A double glazed patio door into the

### **CONSERVATORY**

11'9 x 5'4 (3.58m x 1.63m)

with a central heating radiator and double doors to the large patio area of the rear garden.





### **STAIRS TO FIRST FLOOR BEDROOM**

#### **BEDROOM**

12'9 x 11'9 (3.89m x 3.58m)  
with double glazed window and central heating radiator.

#### **EN-SUITE SHOWER ROOM**

with a corner shower, wash hand basin and W.C.  
Double glazed window and airing cupboard.





### **OUTSIDE**

A block paved driveway provides off street parking. A block-paved driveway to the front provides off street parking. To the rear is a fully enclosed patio garden with flagstones, raised beds, a garden shed and this area could easily be opened up with the garden to Number 6 or retained as a separate area for sole use of Number 6a.

