



2 Magnolia Close, Bridge Green, NG8 6GJ  
£130,000



Marriotts





# 2 Magnolia Close Bridge Green, NG8 6GJ

- Independent retirement living, specifically for the over 60's
- Refitted shower room
- Rear patio with electric awning
- Tow bedrooms, master with fitted wardrobes
- Charming fitted kitchen
- Gas central heating and double glazing

The Bridge Green development is designed for independent retirement living, specifically for the over 60's and consists of a set of six small courtyards grouped around a central green and pavilion with a residents' community building providing a lounge, laundry, guest facilities and regular activities. And each bungalow is connected to the community alarm service, with pull cords located throughout each property.

This beautifully presented terraced bungalow offers 2 bedrooms, refitted shower room, charming kitchen and a spacious lounge with patio doors leading to the garden. The rear patio area benefits from an electric awning.



£130,000



## Overview

Nestled in the tranquil setting of Honeysuckle Close, Bridge Green, Strelley, Nottingham, this delightful terraced bungalow is an ideal residence for those seeking independent retirement living, specifically designed for individuals aged 60 and over. The property has been thoughtfully modernised and is ready for immediate occupancy.

This charming bungalow features two bedrooms, spacious lounge provides a welcoming atmosphere, complete with room for a dining table and patio doors that open directly onto the rear garden. The fitted kitchen is both practical and inviting. The property also includes a refitted shower room, ensuring comfort and convenience. Outside, the rear garden is a delightful retreat, featuring a patio area that is perfect for enjoying the fresh air. An electric awning provides shade, making it an ideal spot for relaxation.

Residents of this peaceful community benefit from a central green and a pavilion, along with a dedicated community building that fosters a sense of belonging and camaraderie among neighbours. This beautifully presented bungalow is not just a home; it is a lifestyle choice, offering comfort, community, and convenience in a serene environment. Do not miss the opportunity to make this lovely property your own.

## Entrance hall

Composite entrance door leads onto the hallway which has wood effect laminate flooring, radiator, wall mounted RCD board, assistance pull cord, loft access, storage cupboard and doors to all rooms.



## Bedroom 1

The carpeted master bedrooms benefits form fitted wardrobes, and has a UPVC window to the front and radiator.

## Bedroom 2

With UPVC window to the front, radiator and fitted storage.

## Shower room

Tastefully finished the bathroom has a double shower cubicle with glass screen and mains shower, wash hand basin with mixer tap and vanity unit under providing storage, toilet with dual flush, heated towel rail, extractor fan and light wood effect laminate flooring.

## Lounge

The spacious lounge is carpeted, with an electric fire set within a feature surround, radiator, patios doors lead into the garden and there is a door through to the kitchen.

## Kitchen

Offering ample storage with the wall and based units as well as a fitted storage cupboard. The kitchen has wooden worktops, stainless steel sink & drainer with mixer tap, space for washing machine, cooker and fridge freezer and boiler. There is a tiled floor and UPVC window to the rear.

## Outside

The rear patio area is enclosed with a low level fence and gate, and has an outside tap, and looks out onto the communal gardens that surround it.

The property is accessed from the front through communal grounds.

## Material Information

TENURE: Leasehold

LEASE DETAILS: 125 years from 13 July 2005. Length of lease remaining 105years

GROUND RENT: & SERVICE CHARGE: £245pcm - to be reviewed

COUNCIL TAX: Nottingham City - Band B

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: British Gas

MAINS ELECTRICITY PROVIDER: British Gas

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: No

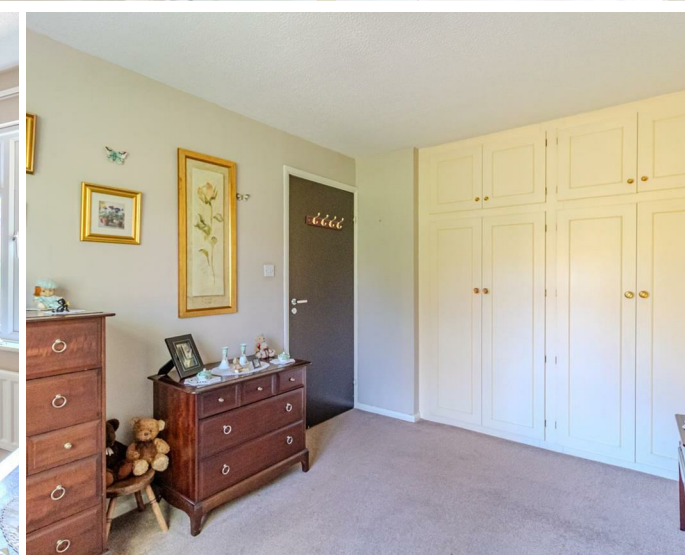
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: n/a

OTHER INFORMATION:











- To purchase a property in this development you must be over 60 years of age.

\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\* Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.

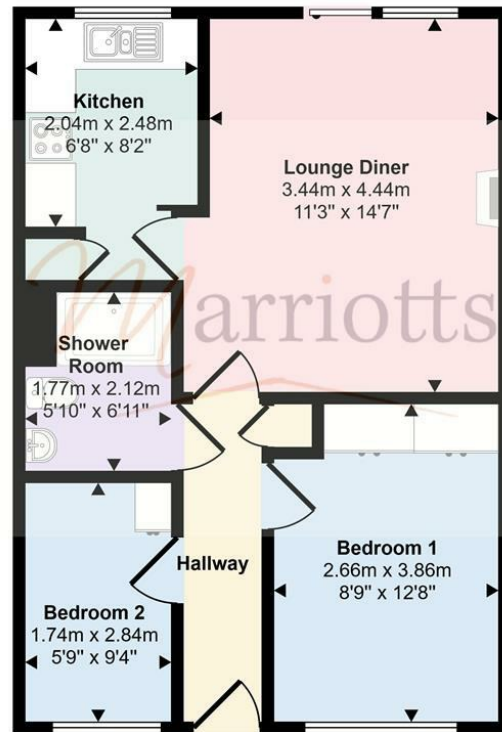








Approx Gross Internal Area  
47 sq m / 510 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>89</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>68</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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