



**Main Street, East Bridgford**  
Nottingham, Nottinghamshire, NG13 8PA



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**NG13 8PA**  
**£229,950**

Offered to the market this two bedroom, period home with an array of character features. Located in the heart of the desirable village of East Bridgford. This property is set over three floors and has accommodation comprising: Open plan kitchen/diner to the ground floor, living room and bathroom to the first floor, two bedrooms and a shower room to the second floor. There is a fully enclosed rear garden with original bakers oven, and pedestrian access to a separate store area and to the front of the property. EPC Rating D. Freehold. Council Tax Band - C.

**Entrance**

Front door into Open Plan Dining Kitchen.

**Dining Area**

**11'2" x 10'11" (max) ( 3.42 x 3.33 (max) )**

Feature wood burning stove with wooden mantel and tiled hearth, tiled flooring, radiator and opening to the Kitchen Area.



### Kitchen Area

**7'10" x 8'7" (2.39 x 2.62)**

Fitted with a good range of wall and base mounted units with an oak worktop over, inset stainless steel butler style sink with mixer tap, four ring black glass induction hob with inset extractor hood above. Integrated electric oven, space for additional appliances to include: a fridge/freezer, wooden beaming, fitted shelving, radiator, continuation of the tiled flooring, stairs to the first floor landing, double glazed window to the rear elevation and a partly glazed door to the rear leading out to the Rear Garden.

### First Floor Landing

Feature exposed brick, Oak flooring, character barn doors, sliding door into the lounge, double glazed window to the rear elevation and stairs to the second floor landing.

### Living Room

**11'2" x 11'6" (3.42 x 3.51)**

Feature fireplace with wooden mantel, radiator, alcoving with fitted shelving and a storage cupboard, Oak flooring and a double glazed window to the front elevation with views across to the Church.

### Bathroom

**4'3" x 8'7" (1.3 x 2.62)**

Fitted with a white three piece suite comprising: Low level WC, vanity wash hand basin with chrome mixer tap and a panel bath with glass screen and mains shower over. Wood effect tiled flooring and white metro style wall tiling and a radiator.

### Second Floor Landing

Restored original doors to the Bedrooms and Shower Room.

### Bedroom One

**11'3" x 11'6" (3.44 x 3.51)**

Alcove with shelving, radiator and double glazed window to the front elevation again with views across to the Church.

### Bedroom Two

**8'7" x 7'9" (2.64 x 2.38)**

Double glazed window to the rear elevation and radiator.

### Shower Room

**3'2" x 8'6" (0.98 x 2.6)**

Fitted with a white three piece suite comprising: Low level WC, feature wash hand basin with chrome mixer tap and a fully tiled shower cubicle with glass screen door and mains shower. Tile effect flooring, radiator and double glazed window to the rear elevation.

### Rear Garden

The rear of the property offers a fully enclosed garden with a combination of brick wall and timber fencing, there are two paved patio areas ideal for alfresco dining, artificial lawn area and pedestrian gate with access to the Store ideal for bins or bikes and access to the front of the property.

### Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

The communal pedestrian areas are owned by this property with neighbours having access over. Medium risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>



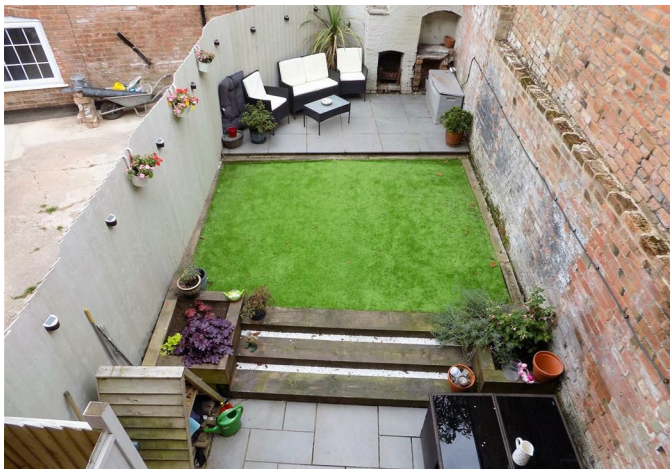
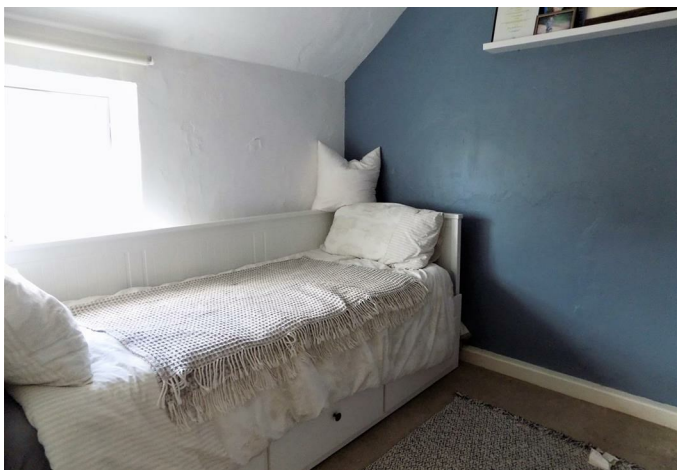
## Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

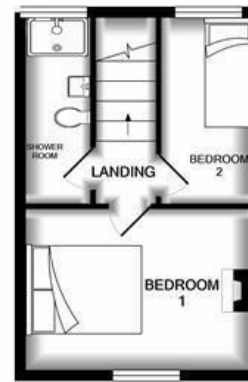
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## Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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