



11 Honeysuckle Close, Bridge Green Strelley, NG8 6GF

£120,000





11 Honeysuckle Close

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- No upward chain
- Residents parking
- Modern kitchen & shower room
- Retirement development with on site community centre
- Two bedrooms
- Decking and lawn to rear garden

This delightful two-bedroom terraced bungalow is part of the sought-after Bridge Green development, specifically designed for those aged over 60. This modern residence offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a peaceful yet vibrant community.

Upon entering, you will find a beautifully presented interior with a L-shaped lounge and modern, well-equipped kitchen. The property features two inviting bedrooms and a shower room. Outside, the bungalow is complemented by a lovely rear garden with decking and surrounded by communal lawns and gardens that enhance the sense of community. Residents will appreciate the convenience of on-site parking and the nearby community centre, which fosters social interaction among neighbours. Additionally, an Asda supermarket is conveniently located next door, making daily shopping effortless.

The property is fitted with UPVC double glazing and a composite front entrance door. The gas central heating system is powered by a recently refitted Worcester Bosch combination boiler.

Whether you are looking to downsize or simply seeking a tranquil place to enjoy your golden years, this property is a must-see. For sale with NO UPWARD CHAIN

£120,000



Overview

NO UPWARD CHAIN - Modern two-bedroomed terraced bungalow situated on the popular Bridge Green development for the over 60's. There is residents' parking, on site community centre and an Asda supermarket next door. The property is very well presented throughout, with rear decking, communal lawn and gardens. Beautifully presented property with a modern kitchen, shower room, two bedrooms and an 'L' shaped lounge. UPVC double glazing, composite front entrance door and gas central heating with recently refitted Worcester Bosch combination gas boiler.

Entrance Hall

With double-glazed composite front entrance door, radiator and loft access.

Lounge

Radiator, cupboard housing the Worcester Bosch combination gas boiler, UPVC double-glazed window and sliding patio door leading out to the rear decking.



Kitchen

A range of modern wall and base cabinets with granite style worktops incorporating a one and a half bowl sink unit and drainer in cream. Appliances consist of an integrated electric oven, a separate microwave oven and a four-ring induction hob. Tiled splashbacks, plumbing for washing machine, extractor fan, wall heater, tile effect vinyl floor covering and UPVC double-glazed front window.

Bedroom 1

UPVC double-glazed rear windows overlooking the gardens and a radiator.

Bedroom 2

Carpet, UPVC double-glazed window and radiator.

Shower Room

Consisting of a fully tiled cubicle with electric shower, wash basin and concealed cistern toilet with vanity surround and base cupboards. Slate tile effect floor covering, radiator, extractor fan and UPVC double-glazed front window.

Outside

There is a lawned front garden overlooking the Honeysuckle Close communal gardens. To the rear, decking, a lawn, mature plants, including fruit trees, and an outdoor tap. A small gate leads onto the communal lawn and gardens containing a wide variety of shrubs and plants.

Material Information

TENURE: Leasehold

LEASE DETAILS: 125 years from August 1997

GROUND RENT & SERVICE CHARGE £244PCM - to be reviewed: 2026

COUNCIL TAX: Nottingham - Band A

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: Lounge cupboard

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: Level paved access to the front door. Communal walkways

OTHER INFORMATION:

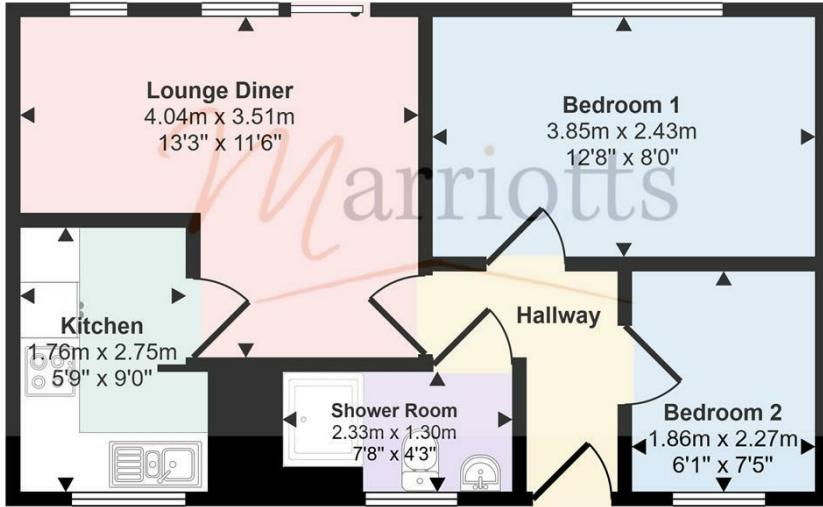
- To purchase a property in this development you must be over 60 years of age.

**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.



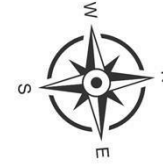


Approx Gross Internal Area
39 sq m / 425 sq ft

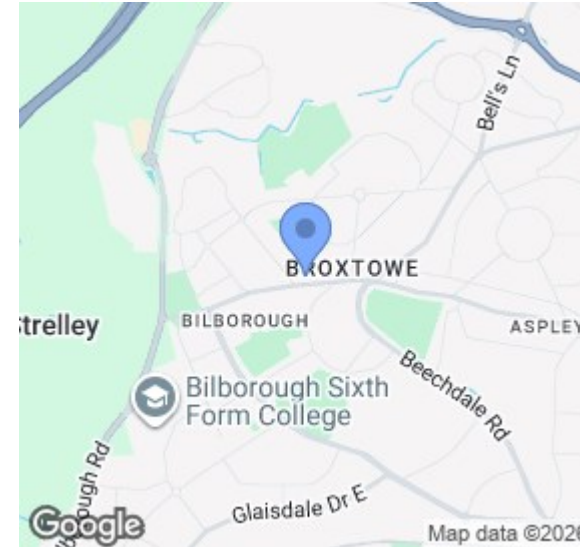


Floorplan

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) A		
(81-91) B		
(69-80) C	71	79
(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	



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.
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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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